

BrookeChase  
Properties

PO Box 578  
Matthews, NC 28106-0578

Town 316

Survey/Existing Conditions Plan  
324 East Matthews Street Matthews, North Carolina

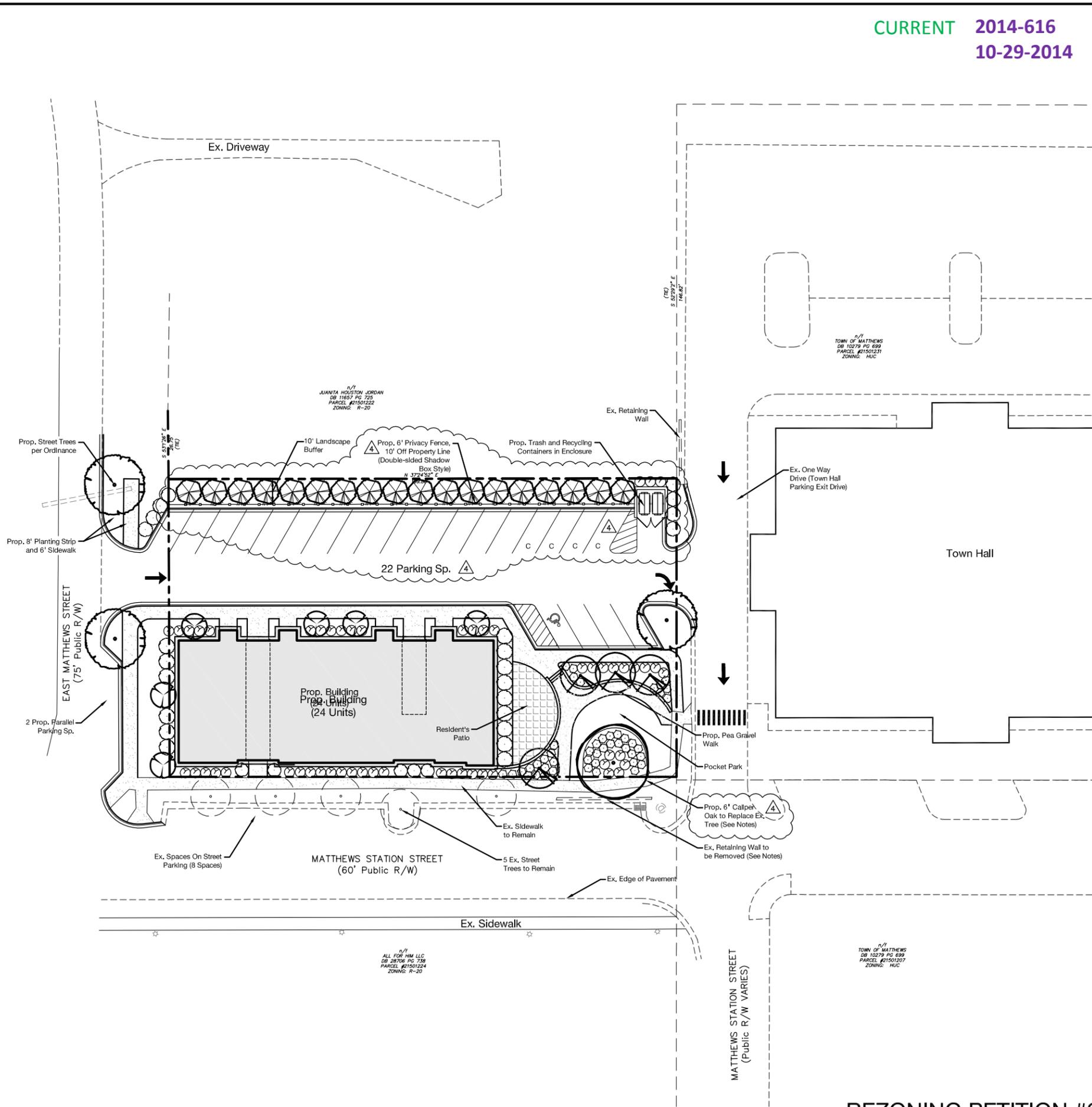
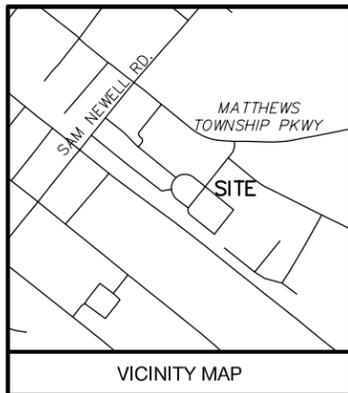
NO.	DATE	BY	REVISIONS:
1	8/27/14	UDP	PER TOWN COMMENTS
2	9/17/14	UDP	PER TOWN COMMENTS
3	10/1/14	UDP	PER TOWN/PLANNING BD. COMMENTS
4	10/29/14	UDP	PER TOWN/TOWN BD. COMMENTS

Project No: 14-005  
Date: July 28, 2014  
Designed by: udp  
Drawn by: udp  
Scale: 1" = 20'  
Sheet No:

RZ-1

CURRENT 2014-616  
10-29-2014

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21501223
TOTAL SITE AREA:	.536
EXISTING ZONING:	R-20
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
DENSITY:	44.8 UNITS/ACRE
VEHICULAR PARKING:	31 SP.
REQUIRED:	22 ON-SITE, 8 EX. AND 2 PROP. ON-STREET
PROPOSED:	4 SP. (1 SP. PER 6 UNITS)
BICYCLE PARKING:	4 SP. (1 SP. PER 6 UNITS)
REQUIRED:	



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# Town 316

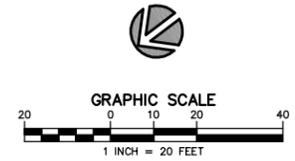
Rezoning Site Plan  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS
1	8/27/14	UDP	PER TOWN COMMENTS
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Project No: 14-005  
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Designed by: udp  
Drawn by: udp  
Scaler: 1"=20'  
Sheet No:

# RZ-2

REZONING PETITION #2014-616



DEVELOPMENT STANDARDS

General Provisions

- 1. Unless more stringent standards are established by this Rezoning Site Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance...
2. The Petitioner will evaluate the feasibility of installing an electric car charging station.
3. The Petitioner will install a sign requesting residents to use offsite shared parking spaces in lieu of the public on-street spaces along Matthews Station Street.
4. The Petitioner reserves the right to rotate the building such that the current rear elevation is used for the front elevation (facing Matthews Station Street).

Permitted Uses

- 1. The Site may be devoted to a maximum of 24 multifamily dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the C-MF zoning district.
2. The Petitioner reserves the right to reduce the total number of units from 24 by converting one-bedroom units to two-bedroom units. The number of bedrooms will not exceed the current total of 24 bedrooms for the project.

Setbacks and Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established on the Rezoning Site Plan and/or in these Development Standards.

Access/Cross Easements

- 1. Vehicular access into the Site from East Matthews Street and the Town Hall exit driveway shall be as depicted on the Rezoning Site Plan.
2. As depicted on the Rezoning Site Plan, the internal drive shall accommodate one-way traffic only.
3. The Petitioner will request an access easement from the Town of Matthews for use of the existing one-way exit drive on the northeast side of Town Hall.

Streetscape Treatment/Sidewalks

- 1. The streetscape treatment with sidewalk and street trees along Matthews Station Street is an existing condition and shall remain.
2. Sidewalks shall be installed throughout the Site as generally depicted on the Rezoning Site Plan.
3. If the existing oak tree is removed from the Site as further described in note #4 under Screening and Landscaping, the Petitioner will replace the existing sidewalks around the tree to a typical condition layout.

Common Open Space/Pocket Park

- 1. The Petitioner will provide common open space on the southern end of the Site as generally depicted on the Rezoning Plan.
2. At a minimum, the open space area shall contain walks, benches and/or seat walls, and small lawn area.
3. If the existing oak tree is removed from the Site as further described in note #4 under Screening and Landscaping, the Petitioner will replace the existing sidewalks around the tree to a typical condition layout.

Signs

All signs erected on the Site will satisfy the requirements of the Matthews Sign Ordinance.

Architectural Commitments

- 1. The maximum height of any building located on the Site shall be 45 feet.
2. The building elevations shall include a minimum of 75% brick or stone.
3. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site.

Parking

- 1. As provided in the Development Summary, a minimum of 22 off-street vehicular parking spaces shall be provided on the Site.
2. The Petitioner will request to enter a shared parking agreement with the Town or an alternate property owner within close proximity of the site to provide additional parking spaces on a shared basis.

- 3. The Petitioner will request a Right Of Way encroachment agreement to allow parking space(s) within the East Matthews Street Right Of Way.
4. Parking will comply with the Americans with Disability Act (ADA).

Lighting

- 1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.
4. All lighting will meet the standards of the outdoor lighting section of the Ordinance.

Screening and Landscaping

- 1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line of the Site.
3. As depicted on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the rear perimeter of the Site.
4. The Petitioner will remove the existing tree at the West corner of the site to allow for necessary grading of the site and to improve the existing conditions along the sidewalk and street frontage.
5. The Petitioner will request a Right Of Way Encroachment Agreement to allow planting of shrubs and trees within the E. Matthews Street Right Of Way as generally depicted on the Rezoning Plan.
6. Trash and recycling service will be provided by the Petitioner.

Storm Water

- 1. Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.
2. The Petitioner will provide stormwater volume storage within the project storm pipe system.

Innovative Development Standards

This petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in the core of downtown Matthews.

The C-MF development standards requested for modification as innovative development standards are set out below:

- Minimum Corner Side Yard: 2 feet.
Minimum Exterior Project Edge: 10 feet.

Amendments to Rezoning Site Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application

- 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

CURRENT

2014-616
10-29-2014



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Town 316

Development Standards and Notes
324 East Matthews Street Matthews, North Carolina

Table with 4 columns: NO., DATE, BY, REVISIONS. Contains revision history for the document.

Project No: 14-005
Date: July 28, 2014
Designed by: udp
Drawn by: udp
Scale:
Sheet No: RZ-3

CURRENT 2014-616  
10-29-2014



URBAN  
DESIGN  
PARTNERS

131 West Central Ave. # 204-534-3303  
Charlotte, NC 28205 | 704-534-3305  
u.d.designpartners.com

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Properties

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Matthews, NC 28106-0578

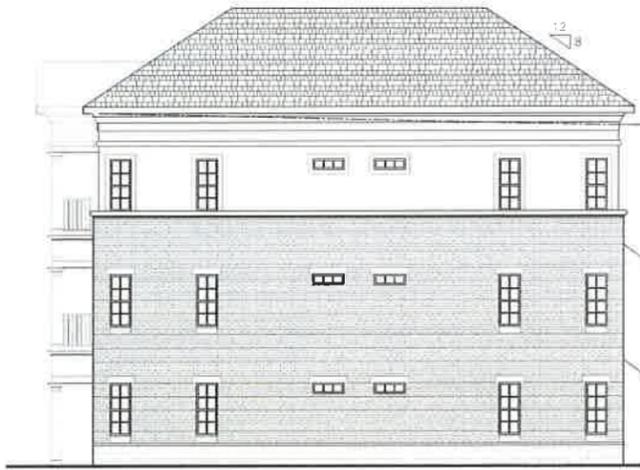
Town 316

Architectural Elevations  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS
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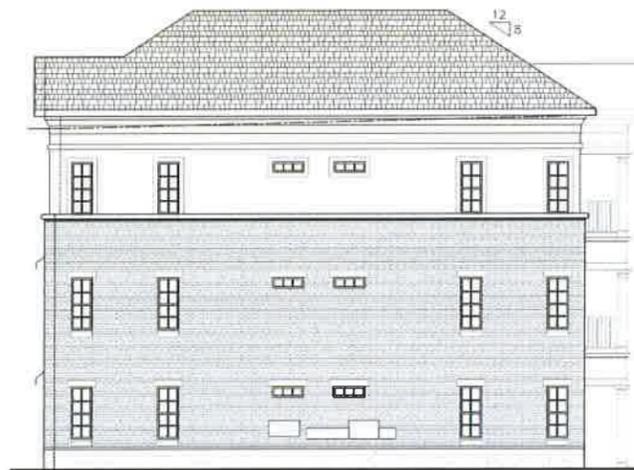
RZ-4



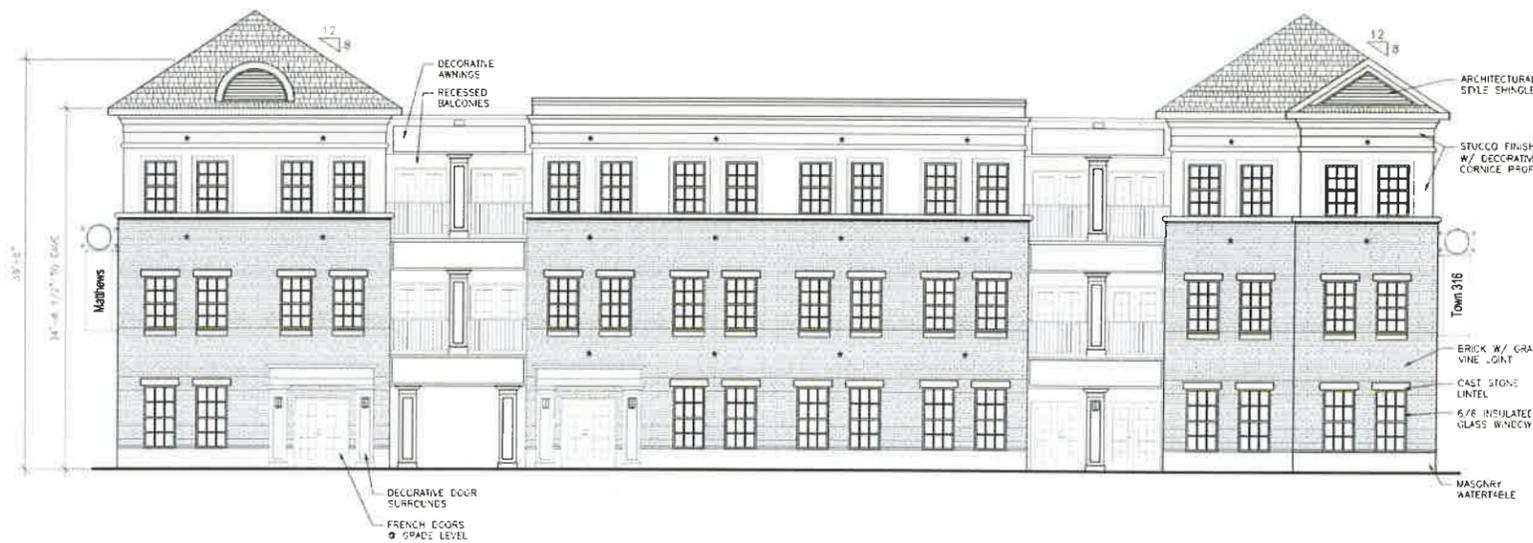
04 ELEVATION: Left Side  
1/8" = 1'-0"



03 ELEVATION: Rear  
1/8" = 1'-0"



02 ELEVATION: Right Side  
1/8" = 1'-0"



01 ELEVATION: Front  
1/8" = 1'-0"

REZONING PETITION #2014-616

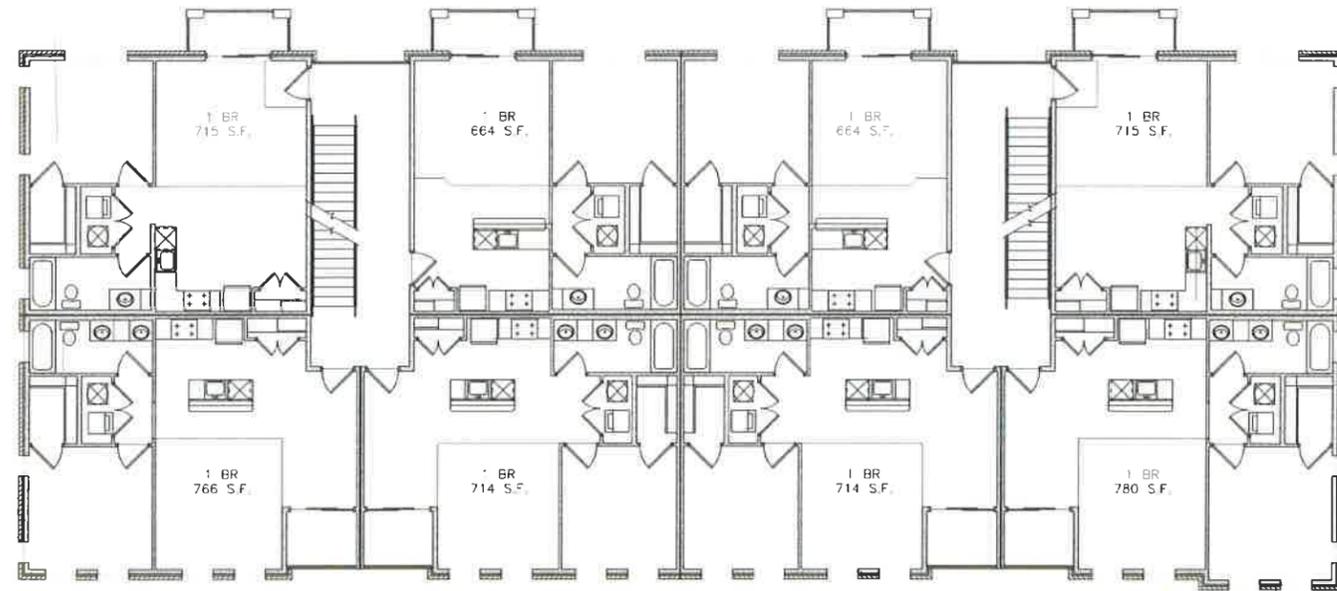


CURRENT 2014-616  
10-29-2014

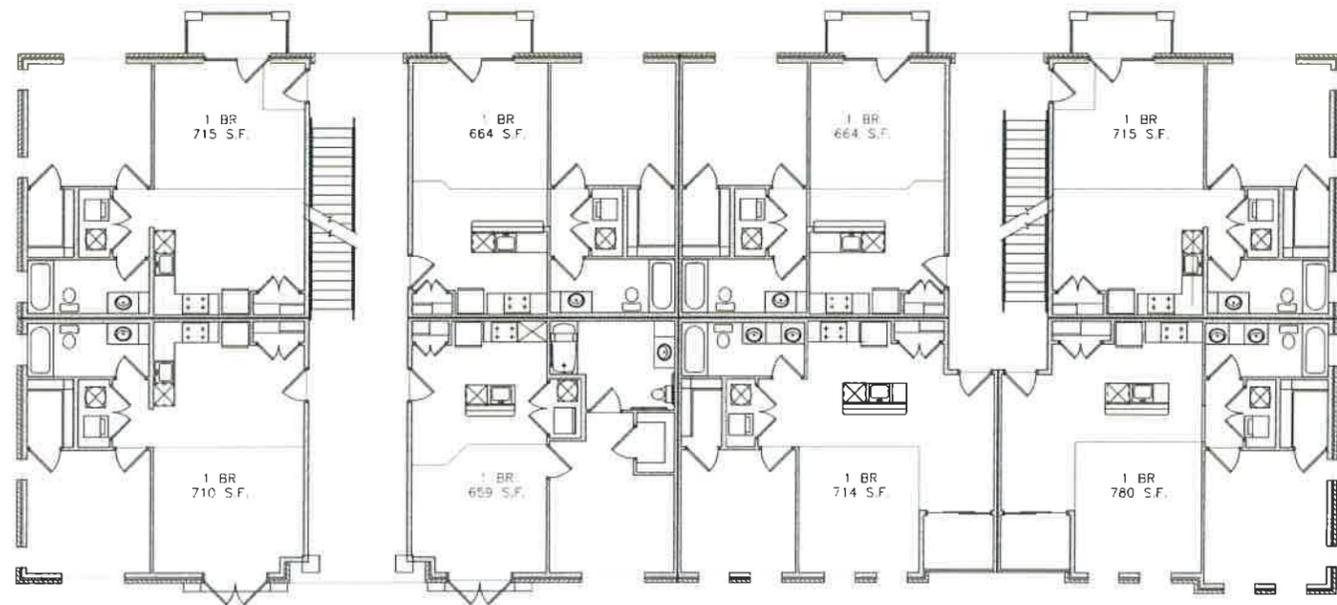


URBAN  
DESIGN  
PARTNERS

1216-46 central ave. # 704 334 3300  
charlotte, nc 28205 # 704 534 3305  
urban@urbanpartners.com



02 FLOOR PLAN: Second-Third Floor  
1/8" = 1'-0"



01 FLOOR PLAN: First Floor  
1/8" = 1'-0" (1/16" = 1'-0" when 15(1))

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Architectural Floor Plans  
324 East Matthews Street Matthews, North Carolina

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Drawn By: udp  
Scale:  
Sheet No:

## RZ-5

REZONING PETITION #2014-616



CURRENT 2014-616  
10-29-2014



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1318-46 central ave. p 704.334.3303  
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urbandesignpartners.com



Conceptual Elevation / Town 316

BROOKECHASE PROPERTIES, LLC



01 STREETScape

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Town 316

Architectural Illustrations  
324 East Matthews Street Matthews, North Carolina

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Drawn By: udp  
Scaler:  
Sheet No:

REZONING PETITION #2014-616



ARCHITECTURAL GROUP M

RZ-6





DEVELOPMENT STANDARDS

General Provisions

1. Unless more stringent standards are established by this Rezoning Site Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the C-MF zoning district classification, subject to the innovative development standards set out below, shall be followed in connection with the development taking place on the Site.

2. The Petitioner will evaluate the feasibility of installing an electric car charging station. If not installed as a part of the development of this Project, the Petitioner will install underground conduit for a future electric car charging station.

Permitted Uses

The Site may be devoted to a maximum of 24 multifamily dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the C-MF zoning district.

Setbacks and Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established on the Rezoning Site Plan and/or in these Development Standards.

Access/Cross Easements

1. Vehicular access into the Site from East Matthews Street and the Town Hall exit driveway shall be as depicted on the Rezoning Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews.

2. As depicted on the Rezoning Site Plan, the internal drive shall accommodate one-way traffic only. Access into the site will be from East Matthews Street; egress from the site will be via Town Hall exit driveway shall be right-in/right-out only.

3. The Petitioner will request an access easement from the Town of Matthews for use of the existing one-way exit drive on the northeast side of Town Hall. Egress movements utilizing this access point shall be right-out only.

Streetscape Treatment/Sidewalks

1. The streetscape treatment with sidewalk and street trees along Matthews Station Street is an existing condition and shall remain. The streetscape treatment along East Matthews Street shall conform to the Ordinance.

2. Sidewalks shall be installed throughout the Site as generally depicted on the Rezoning Site Plan. The locations of the internal sidewalks are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

3. If the existing oak tree is removed from the Site as further described in note #4 under Screening and Landscaping, the Petitioner will replace the existing sidewalks around the tree to a typical condition layout.

Common Open Space/Pocket Park

1. The Petitioner will provide common open space on the southern end of the Site as generally depicted on the Rezoning Plan. The open space will include a private patio with associated amenities and improvements for use by residents as well as a pocket park which will be available for use by the general public.

2. At a minimum, the open space area shall contain walks, benches and/or seat walls, and small lawn area. The open space area will contain landscaping to include trees and shrubs as generally depicted on the Rezoning Plan.

Signs

All signs erected on the Site will satisfy the requirements of the Matthews Sign Ordinance.

Architectural Commitments

1. The maximum height of any building located on the Site shall be 45 feet.

2. The building elevations shall include a minimum of 75% brick or stone.

3. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site. These elevations are intended to depict the general conceptual architectural style and character of the building to be constructed on the Site. Minor changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

Parking

1. As provided in the Development Summary, a minimum of 21 off-street vehicular parking spaces shall be provided on the Site. As allowed by the Ordinance, eight (8) existing on-street spaces and two (2) proposed on-street spaces along the Site's frontage may also be used to meet the minimum required number of parking spaces.

2. The Petitioner will request to enter a shared parking agreement with the Town or an alternate property owner within close proximity of the site to provide additional parking spaces on a shared basis. This parking agreement will be required as a part of the permitting process with the Town.

3. The Petitioner will request a Right Of Way encroachment agreement to allow parking space(s) within the East Matthews Street Right Of Way.

4. Parking will comply with the Americans with Disability Act (ADA).

Lighting

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner. The Town of Matthews Director of Public Works must approve the pedestrian scale, freestanding lighting fixtures prior to the installation of such lighting fixtures within the Site.

2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.

3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.

4. All lighting will meet the standards of the outdoor lighting section of the Ordinance.

Screening and Landscaping

1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.

2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line of the Site.

3. As depicted on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the rear perimeter of the Site.

4. The Petitioner will remove the existing tree at the West corner of the site to allow for necessary grading of the site and to improve the existing conditions along the sidewalk and street frontage. When removed, the Petitioner agrees to replant a minimum 4" caliper tree of similar species in its place as well as additional trees in the proposed pocket park as more generally illustrated on the Rezoning Plan.

5. The Petitioner will request a Right Of Way Encroachment Agreement to allow planting of shrubs and trees within the E. Matthews Street Right Of Way as generally depicted on the Rezoning Plan.

6. Trash and recycling service will be provided by the Petitioner. Refuse containers will be stored within an enclosure as generally depicted on the Rezoning Plan. The Petitioner will evaluate the feasibility of providing a roof-type structure over the enclosure to screen the containers from view from Town Hall.

Storm Water

1. Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.

2. The Petitioner will provide stormwater volume storage within the project storm pipe system. The Petitioner will coordinate final design and amount of storage provided with the Town's Public Works department during the construction document and permitting phase of the project.

Innovative Development Standards

This petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in the core of downtown Matthews.

The C-MF development standards requested for modification as innovative development standards are set out below:

Minimum Corner Side Yard: 2 feet.

Minimum Exterior Project Edge: 10 feet.

Amendments to Rezoning Site Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.

2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

SUPERSEDED

2014-616  
10-1-2014



1318-e6 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com

BrookeChase  
Properties

PO Box 578  
Matthews, NC 28106-0578

Town 316

Development Standards and Notes  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	8/27/14	UDP	PER TOWN COMMENTS
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Project No: 14-035  
Date: July 29, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

RZ-3

REZONING PETITION #2014-616

**SUPERSEDED**

**2014-616  
10-1-2014**



**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com

BrookeChase  
Properties

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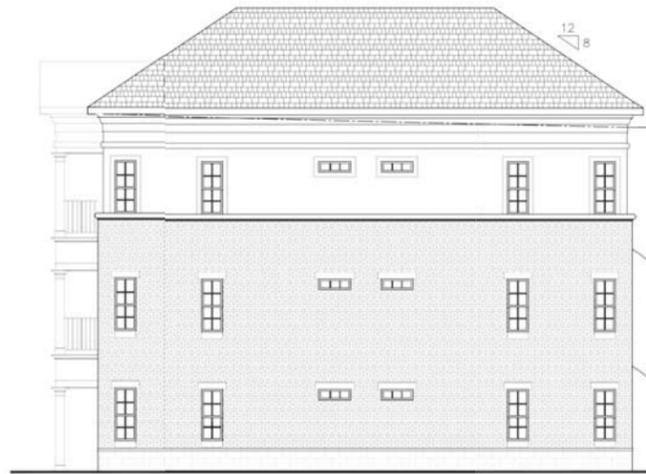
**Town 316**

**Architectural Elevations**  
324 East Matthews Street Matthews, North Carolina

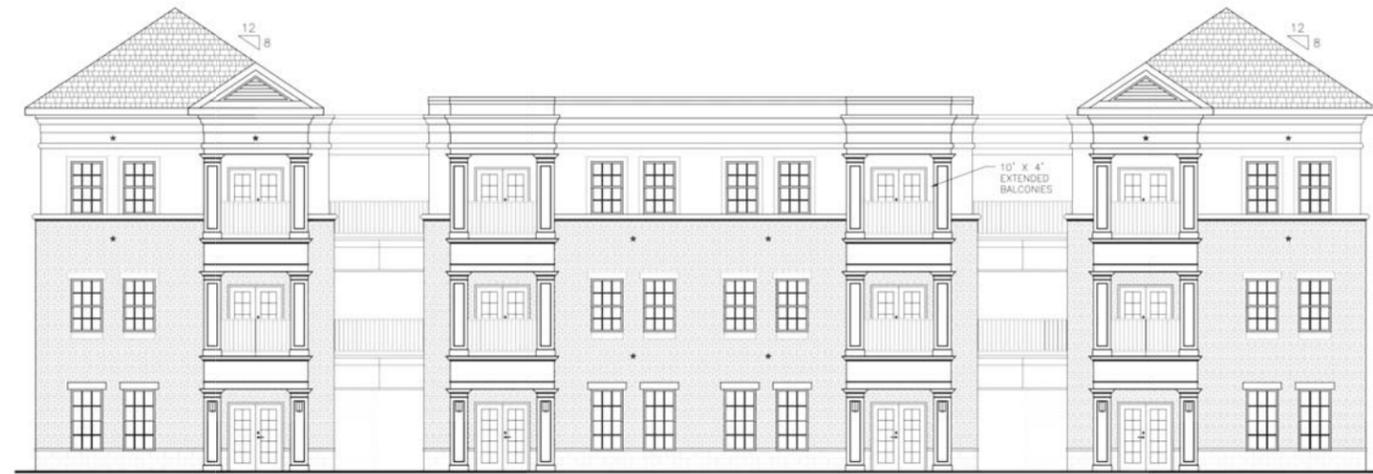
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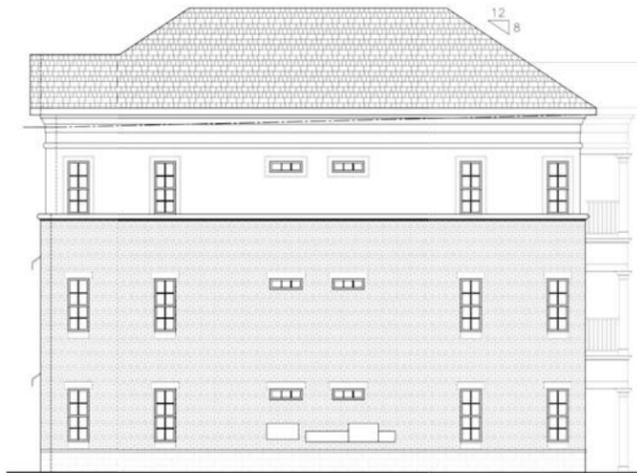
**RZ-4**



**04** ELEVATION: Left Side  
1/8" = 1'-0"



**03** ELEVATION: Rear  
1/8" = 1'-0"



**02** ELEVATION: Right Side  
1/8" = 1'-0"



**01** ELEVATION: Front  
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

REZONING PETITION #2014-616

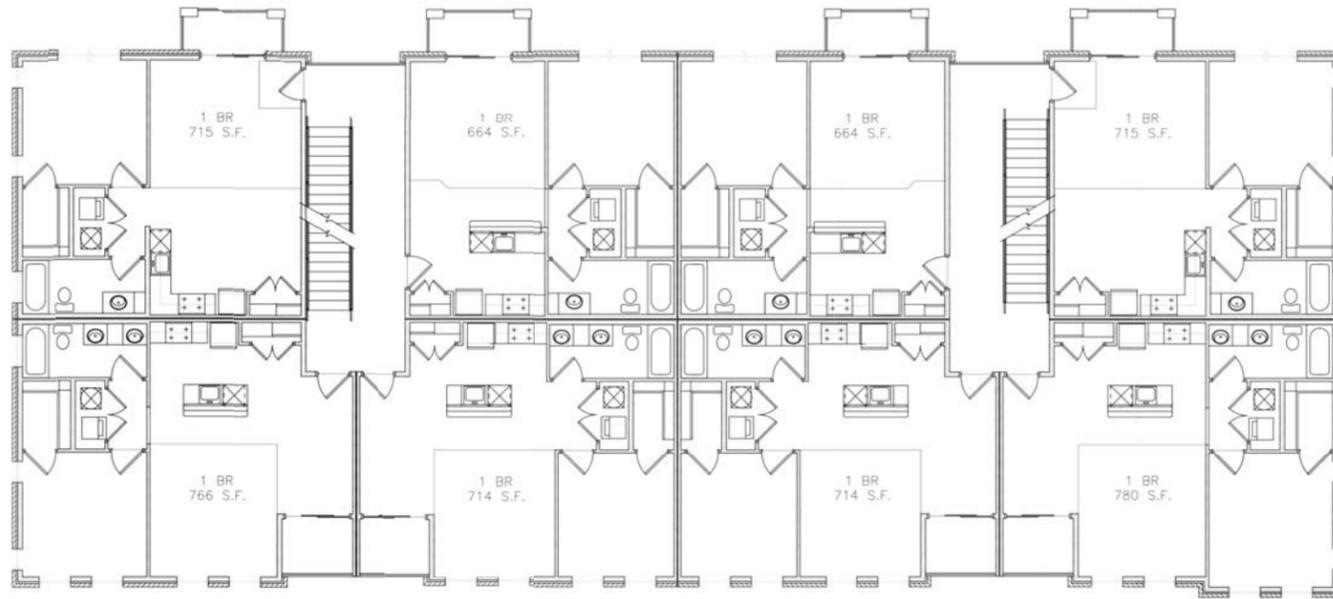


ARCHITECTURAL GROUP PA

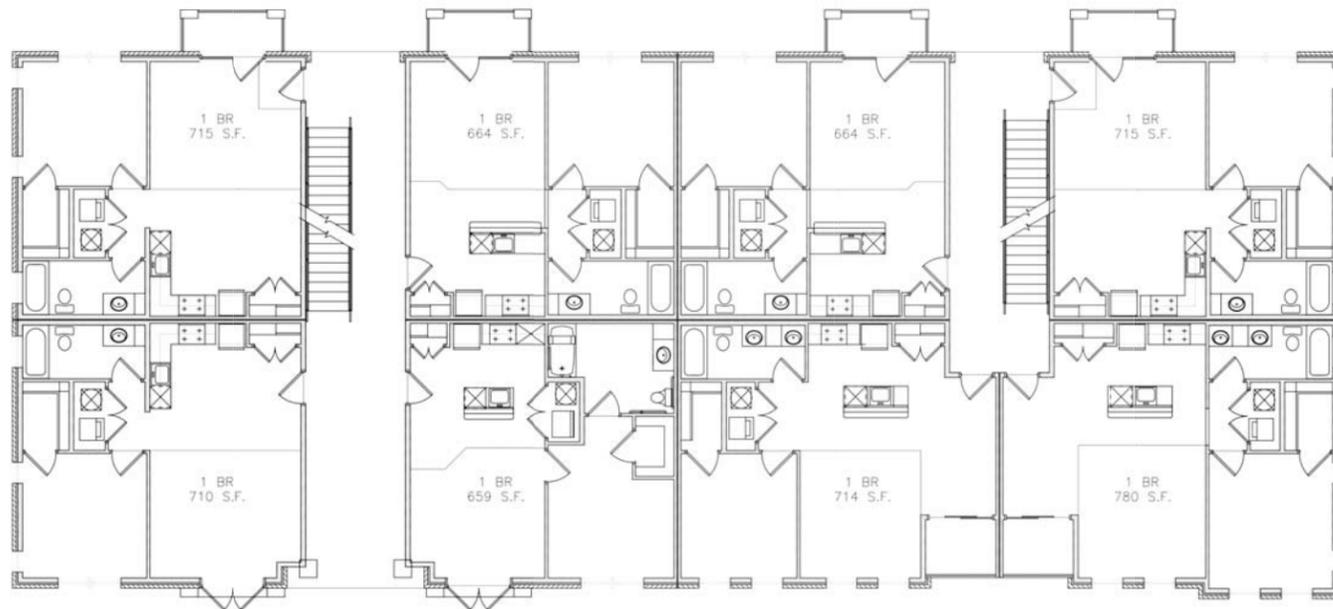
**SUPERSEDED** 2014-616  
10-1-2014



1318-e6 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com



**02 FLOOR PLAN: Second-Third Floor**  
1/8" = 1'-0"



**01 FLOOR PLAN: First Floor**  
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

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**Town 316**

Architectural Floor Plans  
324 East Matthews Street Matthews, North Carolina

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**RZ-5**

REZONING PETITION #2014-616



**SUPERSEDED**

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Conceptual Elevation / Town 316

BROOKECHASE PROPERTIES, LLC



01

STREETSCAPE

REZONING PETITION #2014-616



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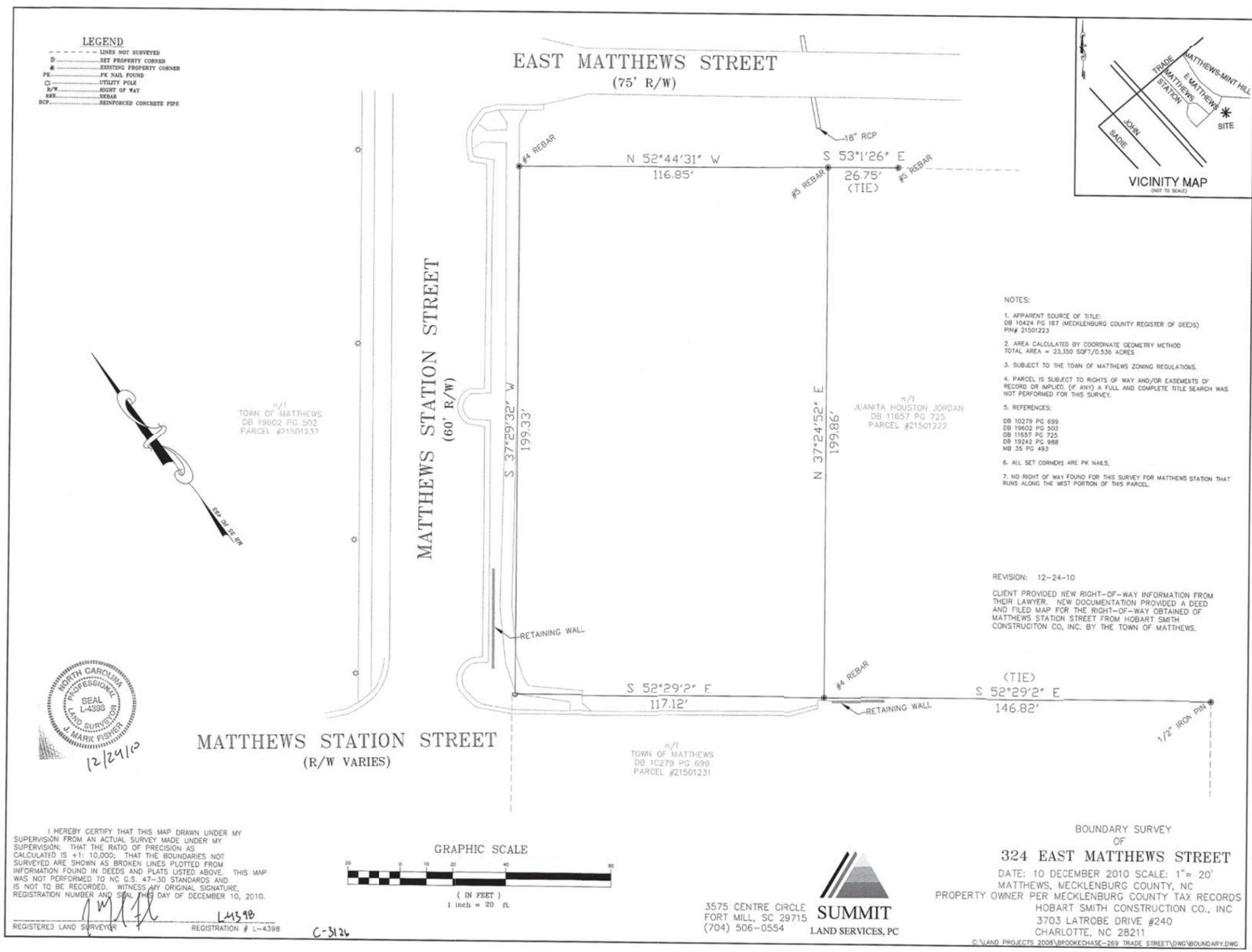
Town 316

Architectural Illustrations  
324 East Matthews Street Matthews, North Carolina

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Survey/Existing Conditions Plan  
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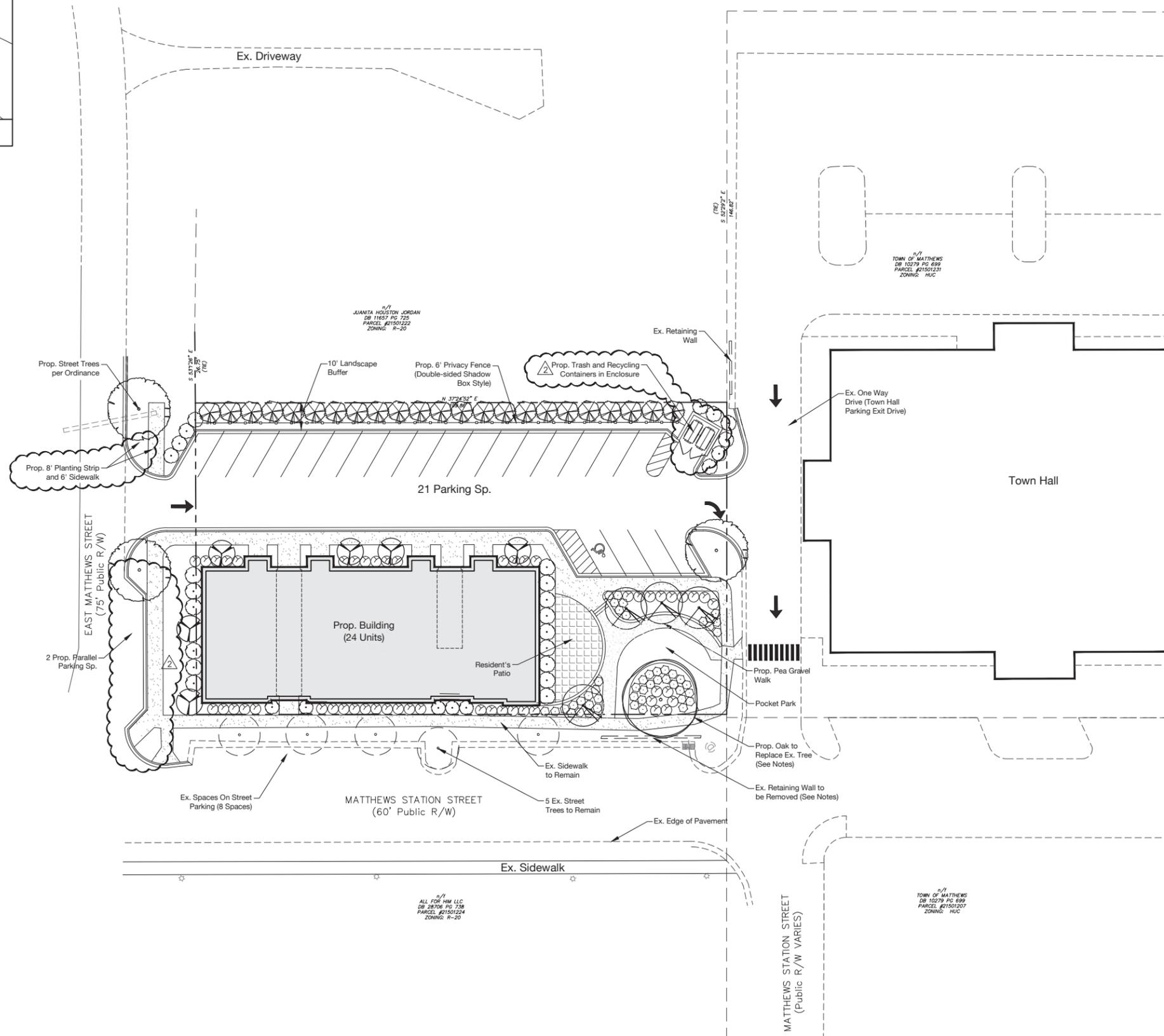
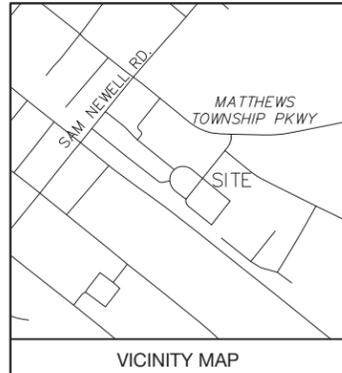
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**RZ-1**



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21501223
TOTAL SITE AREA:	.536
EXISTING ZONING:	R-20
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
DENSITY:	44.8 UNITS/ACRE
VEHICULAR PARKING:	
REQUIRED:	31 SP.
PROPOSED:	21 ON-SITE, 8 EX. AND 2 PROP. ON-STREET
BICYCLE PARKING:	
REQUIRED:	4 SP, (1 SP. PER 6 UNITS)



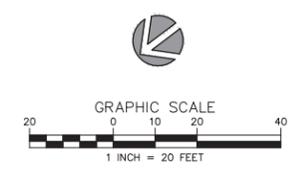
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**RZ-2**

DEVELOPMENT STANDARDS

General Provisions

Unless more stringent standards are established by this Rezoning Site Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the C-MF zoning district classification, subject to the innovative development standards set out below, shall be followed in connection with the development taking place on the Site.

Permitted Uses

The Site may be devoted to a maximum of 24 multifamily dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the C-MF zoning district.

Setbacks and Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established on the Rezoning Site Plan and/or in these Development Standards.

Access/Cross Easements

- 1. Vehicular access into the Site from East Matthews Street and the Town Hall exit driveway shall be as depicted on the Rezoning Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews.
2. As depicted on the Rezoning Site Plan, the internal drive shall accommodate one-way traffic only. Access into the site will be from East Matthews Street; egress from the site will be via Town Hall exit driveway shall be right-in/right-out only.
3. The Petitioner will request an access easement from the Town of Matthews for use of the existing one-way exit drive on the northeast side of Town Hall. Egress movements utilizing this access point shall be right-out only.

Streetscape Treatment/Sidewalks

- 1. The streetscape treatment with sidewalk and street trees along Matthews Station Street is an existing condition and shall remain. The streetscape treatment along East Matthews Street shall conform to the Ordinance.
2. Sidewalks shall be installed throughout the Site as generally depicted on the Rezoning Site Plan. The locations of the internal sidewalks are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.
3. If the existing oak tree is removed from the Site as further described in note #4 under Screening and Landscaping, the Petitioner will replace the existing sidewalks around the tree to a typical condition layout.

Common Open Space/Pocket Park

- 1. The Petitioner will provide common open space on the southern end of the Site as generally depicted on the Rezoning Plan. The open space will include a private patio with associated amenities and improvements for use by residents as well as a pocket park which will be available for use by the general public.
2. At a minimum, the open space area shall contain walks, benches and/or seat walls, and small lawn area. The open space area will contain landscaping to include trees and shrubs as generally depicted on the Rezoning Plan.

Signs

All signs erected on the Site will satisfy the requirements of the Matthews Sign Ordinance.

Architectural Commitments

- 1. The maximum height of any building located on the Site shall be 45 feet.
2. The building elevations shall include a minimum of 75% brick or stone.
2. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site. These elevations are intended to depict the general conceptual architectural style and character of the building to be constructed on the Site. Minor changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

Parking

- 1. As provided in the Development Summary, a minimum of 21 off-street vehicular parking spaces shall be provided on the Site. As allowed by the Ordinance, eight (8) existing on-street spaces and two (2) proposed on-street spaces along the Site's frontage may also be used to meet the minimum required number of parking spaces.
2. The Petitioner will request to enter a shared parking agreement with the Town or an alternate property owner within close proximity of the site to provide additional parking spaces on a shared basis. This parking agreement will be required as a part of the permitting process with the Town.
3. The Petitioner will request a Right Of Way encroachment agreement to allow parking space(s) within the East Matthews Street Right Of Way.

Lighting

- 1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner. The Town of Matthews Director of Public Works must approve the pedestrian scale, freestanding lighting fixtures prior to the installation of such lighting fixtures within the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.
4. All lighting will meet the standards of the outdoor lighting section of the Ordinance.

Screening and Landscaping

- 1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line of the Site.
3. As depicted on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the rear perimeter of the Site.
4. The Petitioner will remove the existing tree at the West corner of the site to allow for necessary grading of the site and to improve the existing conditions along the sidewalk and street frontage. When removed, the Petitioner agrees to replant a minimum 4" caliper tree of similar species in its place as well as additional trees in the proposed pocket park as more generally illustrated on the Rezoning Plan.
5. The Petitioner will request a Right Of Way Encroachment Agreement to allow planting of shrubs and trees within the E. Matthews Street Right Of Way as generally depicted on the Rezoning Plan.

Storm Water

- 1. Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.
2. The Petitioner will provide stormwater volume storage within the project storm pipe system. The Petitioner will coordinate final design and amount of storage provided with the Town's Public Works department during the construction document and permitting phase of the project.

Innovative Development Standards

This petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in the core of downtown Matthews.

The C-MF development standards requested for modification as innovative development standards are set out below.

Minimum Corner Side Yard: 2 feet.

Minimum Exterior Project Edge: 10 feet.

Amendments to Rezoning Site Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application

- 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

SUPERSEDED

2014-616
9-12-2014



1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

BrookeChase Properties

PO Box 578
Matthews, NC 28105-0578

Town 316

Development Standards and Notes
324 East Matthews Street Matthews, North Carolina

Table with 3 columns: NO., DATE, BY: REVISIONS. Row 1: 1, 8/27/14, UDP PER TOWN COMMENTS. Row 2: 2, 9/12/14, UDP PER TOWN COMMENTS.

Project No: 14-025
Date: July 29, 2014
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

REZONING PETITION #2014-616

RZ-3

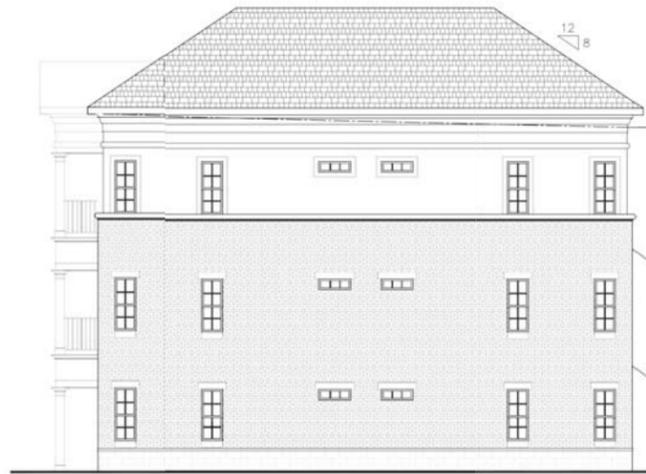
**SUPERSEDED**

**2014-616**  
**9-12-2014**

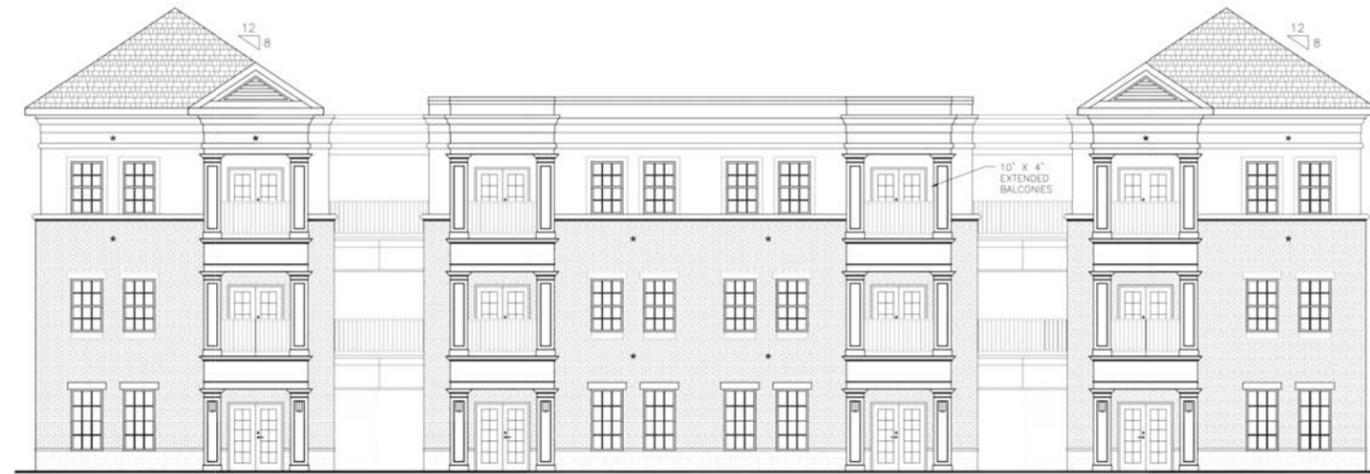


**URBAN  
DESIGN  
PARTNERS**

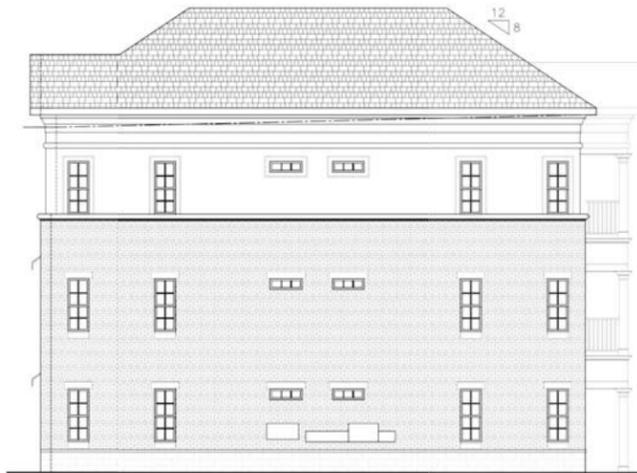
1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com



**04** ELEVATION: Left Side  
1/8" = 1'-0"



**03** ELEVATION: Rear  
1/8" = 1'-0"



**02** ELEVATION: Right Side  
1/8" = 1'-0"



**01** ELEVATION: Front  
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

BrookeChase  
Properties

PO Box 578  
Matthews, NC 28106-0578

**Town 316**

**Architectural Elevations**  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	8/27/14	UDP	PER TOWN COMMENTS
2	9/12/14	UDP	PER TOWN COMMENTS

Project No: 14-035  
Date: July 29, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

**RZ-4**

REZONING PETITION #2014-616



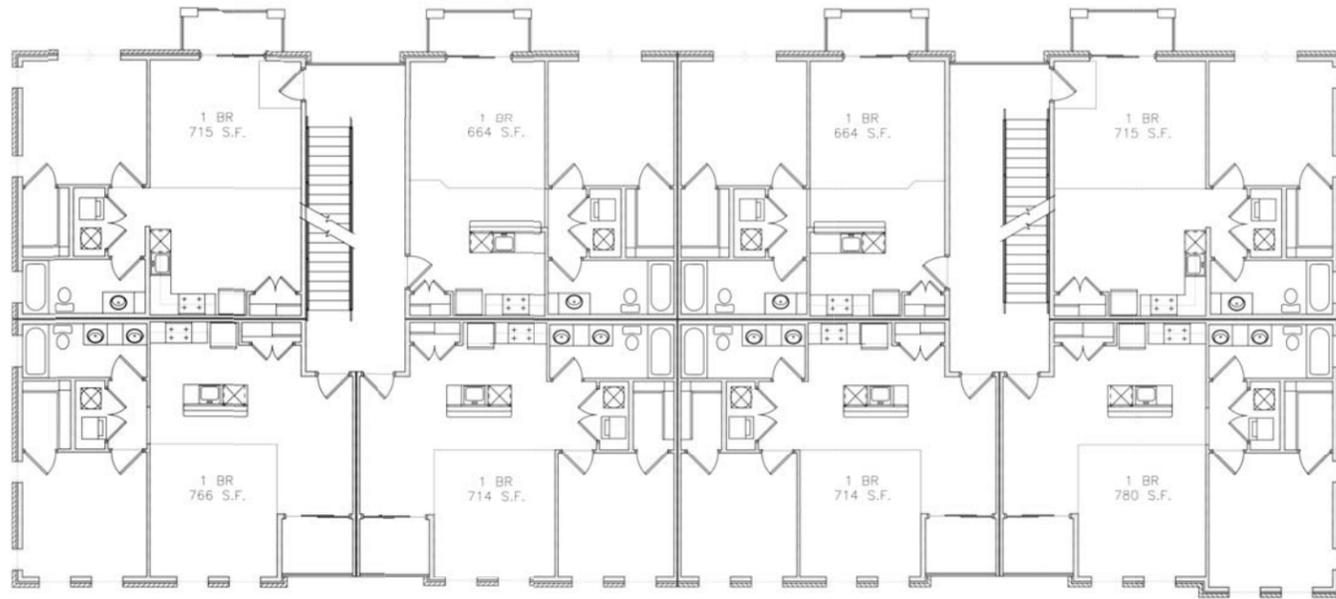
**SUPERSEDED**

2014-616  
9-12-2014

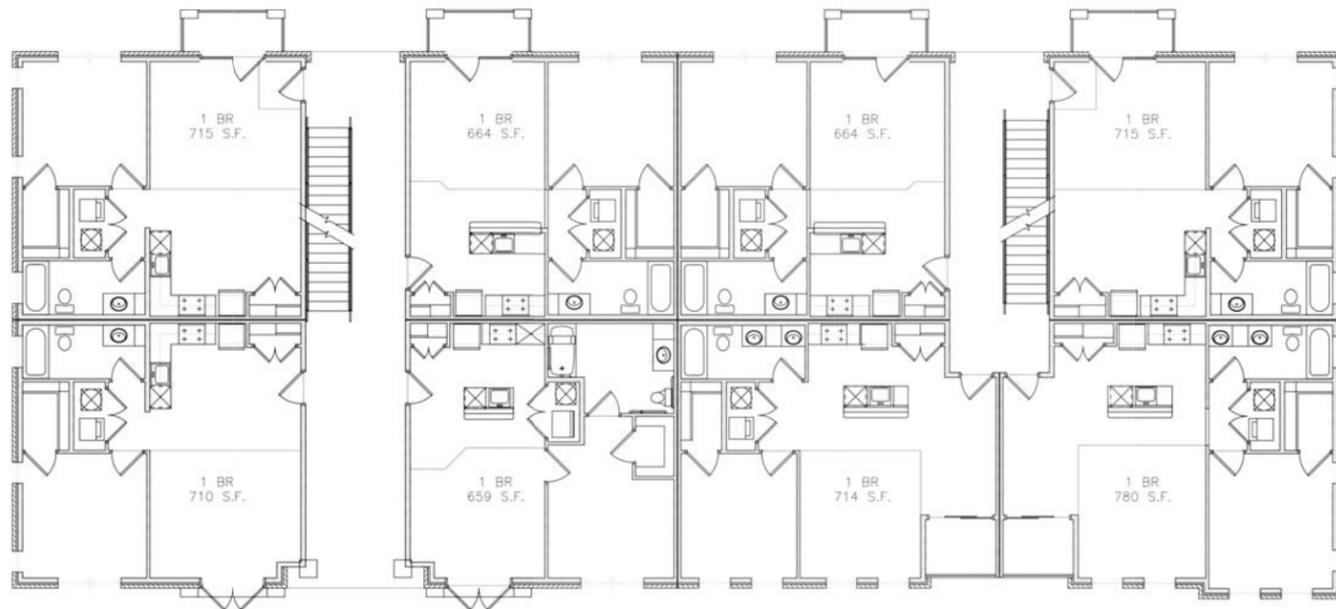


**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com



**02 FLOOR PLAN: Second-Third Floor**  
1/8" = 1'-0"



**01 FLOOR PLAN: First Floor**  
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

BrookeChase  
Properties

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Matthews, NC 28105-0578

# Town 316

Architectural Floor Plans  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	8/27/14	UDP	PER TOWN COMMENTS
2	9/12/14	UDP	PER TOWN COMMENTS

Project No: 14-035  
Date: July 29, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:



REZONING PETITION #2014-616

**RZ-5**

**SUPERSEDED**

2014-616  
9-12-2014



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DESIGN  
PARTNERS**

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urbandesignpartners.com



Conceptual Elevation / Town 316

BROOKECHASE PROPERTIES, LLC



<b>01</b>	<b>STREETSCAPE</b>
-----------	--------------------

BrookeChase  
Properties

PO Box 578  
Matthews, NC 28106-0578

**Town 316**

**Architectural Illustrations**  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1	8/27/14	UDP	PER TOWN COMMENTS
2	9/12/14	UDP	PER TOWN COMMENTS

Project No: 14-035  
Date: July 29, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

REZONING PETITION #2014-616



**RZ-6**

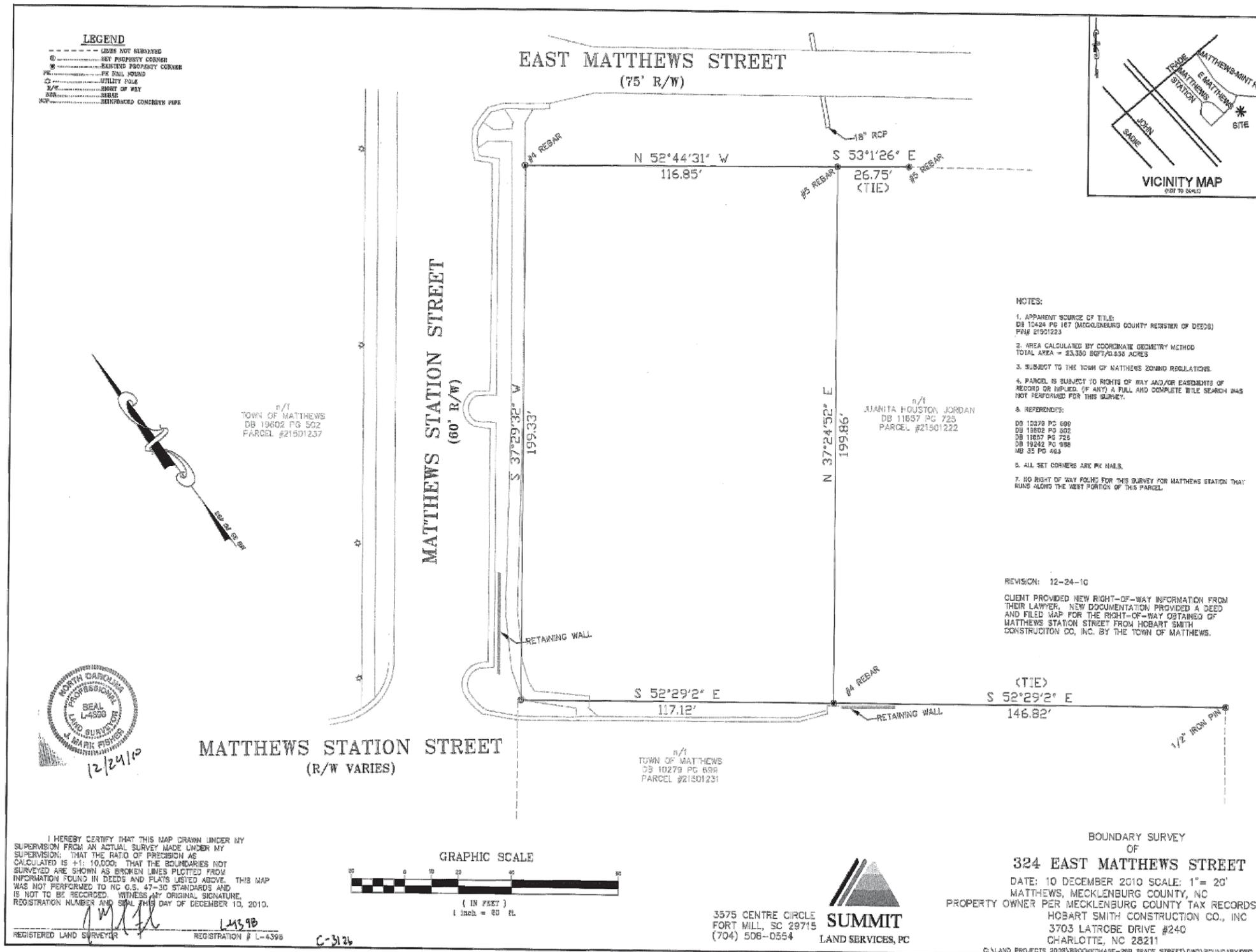
**SUPERSEDED**

2014-616  
8-27-2014



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DESIGN  
PARTNERS

1318-46 central ave., # 704,334,3303  
charlotte, nc 28205 # 704,334,3305  
urbandesigpartners.com



BrookeChase  
Properties

PO Box 578  
Matthews, NC 28106-0578

Town 316

Survey/Existing Conditions Plan  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1.	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-035  
Date: July 29, 2014  
Designed by: udp  
Drawn By: udp  
Scale: 1"=20'  
Sheet No:

**RZ-1**

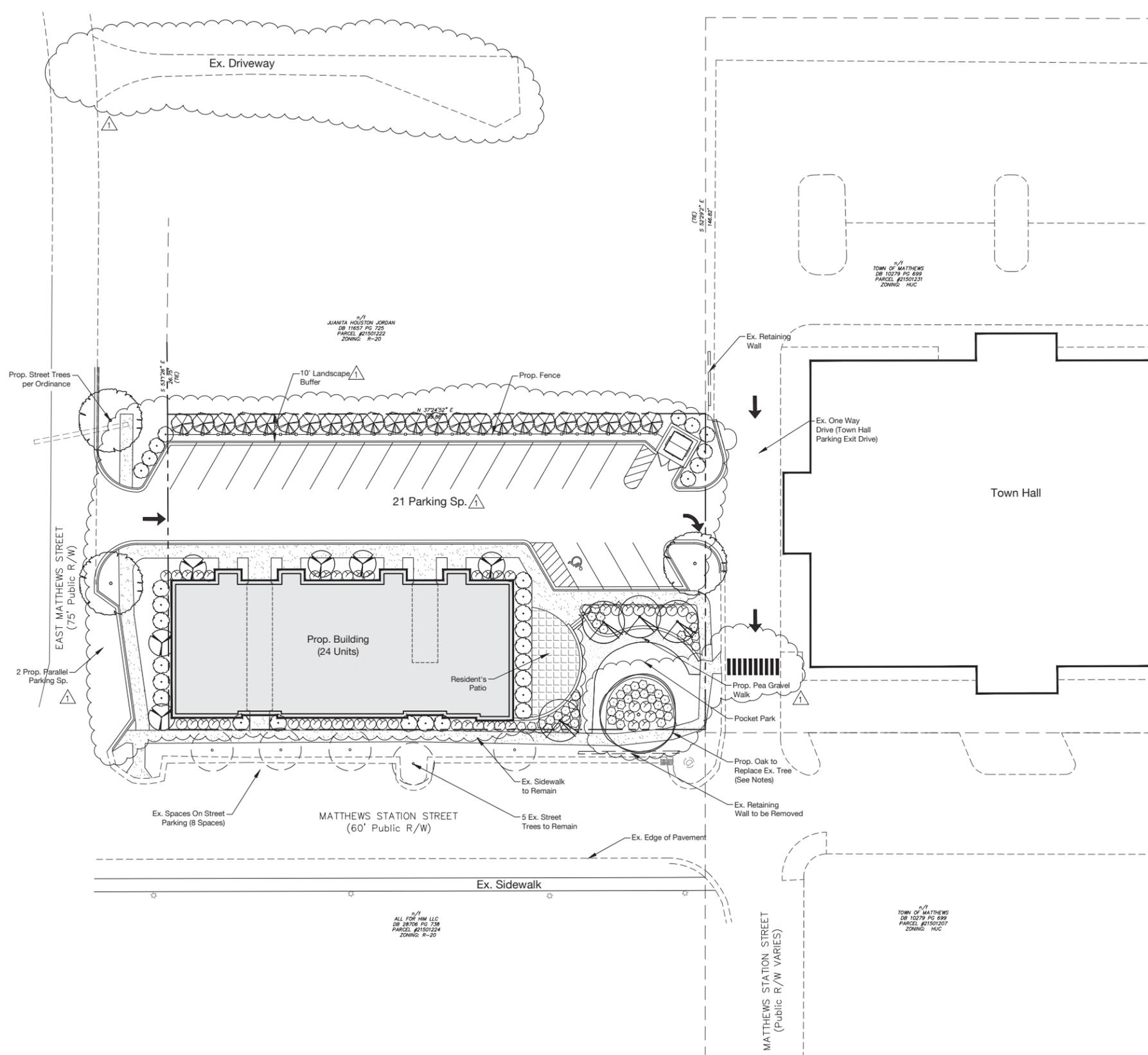
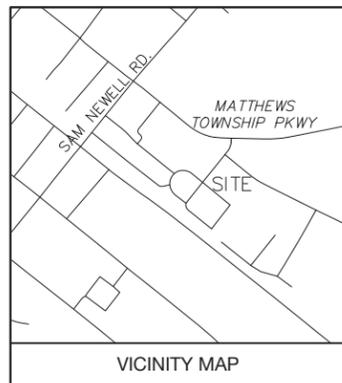
REZONING PETITION #2014-616



**URBAN  
 DESIGN  
 PARTNERS**

1318-e6 central ave. P 704.334.3303  
 charlotte, nc 28205 F 704.334.3305  
 urbandesignpartners.com

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21501223
TOTAL SITE AREA:	.536
EXISTING ZONING:	R-20
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
DENSITY:	44.8 UNITS/ACRE
VEHICULAR PARKING:	
REQUIRED:	31 SP.
PROPOSED:	21 ON-SITE, 8 EX. AND 2 PROP. ON-STREET
BICYCLE PARKING:	
REQUIRED:	4 SP. (1 SP. PER 6 UNITS)



BrookeChase  
 Properties  
 PO Box 578  
 Matthews, NC 28106-0578

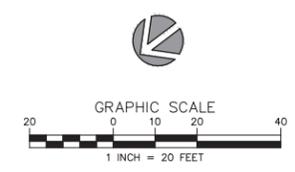
**Town 316**  
 Rezoning Site Plan  
 324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1.	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-035  
 Date: July 29, 2014  
 Designed by: udp  
 Drawn By: udp  
 Scale: 1"=20'  
 Sheet No:

**RZ-2**

**REZONING PETITION #2014-616**



DEVELOPMENT STANDARDS

General Provisions

Unless more stringent standards are established by this Rezoning Site Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the C-MF zoning district classification, subject to the innovative development standards set out below, shall be followed in connection with the development taking place on the Site.

Permitted Uses

The Site may be devoted to a maximum of 24 multifamily dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the C-MF zoning district.

Setbacks and Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established on the Rezoning Site Plan and/or in these Development Standards.

Access/Cross Easements

1. Vehicular access into the Site from East Matthews Street and the Town Hall exit driveway shall be as depicted on the Rezoning Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews.

2. As depicted on the Rezoning Site Plan, the internal drive shall accommodate one-way traffic only. Access into the site will be from East Matthews Street; egress from the site will be via Town Hall exit driveway shall be right-in/right-out only.

3. The Petitioner will request an access easement from the Town of Matthews for use of the existing one-way exit drive on the northeast side of Town Hall. Egress movements utilizing this access point shall be right-out only.

Streetscape Treatment/Sidewalks

1. The streetscape treatment with sidewalk and street trees along Matthews Station Street is an existing condition and shall remain. The streetscape treatment along East Matthews Street shall conform to the Ordinance.

2. Sidewalks shall be installed throughout the Site as generally depicted on the Rezoning Site Plan. The locations of the internal sidewalks are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

Common Open Space/Pocket Park

1. The Petitioner will provide common open space on the southern end of the Site as generally depicted on the Rezoning Plan. The open space will include a private patio with associated amenities and improvements for use by residents as well as a pocket park which will be available for use by the general public.

2. At a minimum, the open space area shall contain walks, benches and/or seat walls, and small lawn area. The open space area will contain landscaping to include trees and shrubs as generally depicted on the Rezoning Plan.

Signs

All signs erected on the Site will satisfy the requirements of the Matthews Sign Ordinance.

Architectural Commitments

1. The maximum height of any building located on the Site shall be 45 feet.

2. The building elevations shall include a minimum of 75% brick or stone.

2. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site. These elevations are intended to depict the general conceptual architectural style and character of the building to be constructed on the Site. Minor changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

Parking

As provided in the Development Summary, a minimum of 20 off-street vehicular parking spaces shall be provided on the Site. As allowed by the Ordinance, eight (8) existing on-street spaces and two (2) proposed on-street spaces along the Site's frontage may also be used to meet the minimum required number of parking spaces.

Lighting

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner. The Town of Matthews Director of Public Works must approve the pedestrian scale, freestanding lighting fixtures prior to the installation of such lighting fixtures within the Site.

2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.

3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.

4. All lighting will meet the standards of the outdoor lighting section of the Ordinance.

Screening and Landscaping

1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.

2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line of the Site.

3. As depicted on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the rear perimeter of the Site.

4. The Petitioner intends to remove the existing tree at the West corner of the site to allow for necessary grading of the site and to improve the existing conditions along the sidewalk and street frontage. The Petitioner agrees to replant a 4" caliper tree of similar species in its place as well as additional trees in the proposed pocket park as more generally illustrated on the Rezoning Plan.

Storm Water

Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.

Innovative Development Standards

This petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in the core of downtown Matthews.

The C-MF development standards requested for modification as Innovative development standards are set out below:

Minimum Corner Side Yard: 5 feet.

Minimum Exterior Project Edge: 10 feet.

Amendments to Rezoning Site Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.

2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

SUPERSEDED

2014-616  
8-27-2014



URBAN  
DESIGN  
PARTNERS

1318-e6 central ave, # 704,334,3303  
charlotte, nc 28205 # 704,334,3305  
urbandesignpartners.com

BrookeChase  
Properties

PO Box 578  
Matthews, NC 28106-0578

Town 316

Development Standards and Notes  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1.	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-035  
Date: July 29, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

RZ-3

REZONING PETITION #2014-616

**SUPERSEDED** 2014-616  
8-27-2014



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charlotte, nc 28205 F 704.334.3305  
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BrookeChase  
Properties

PO Box 578  
Matthews, NC 28106-0578

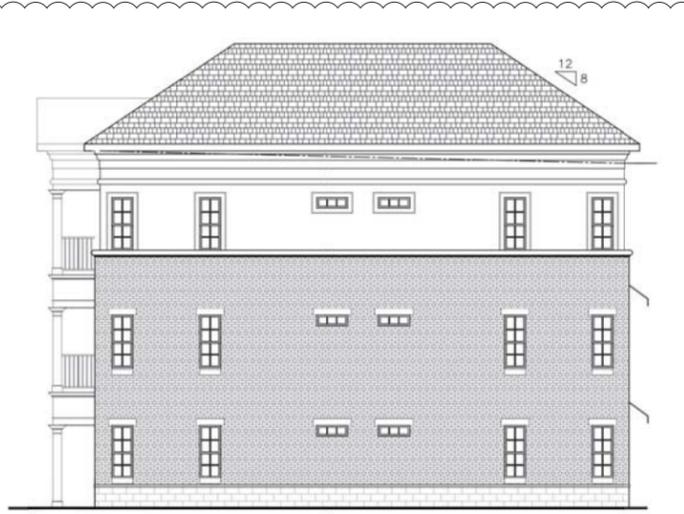
**Town 316**

**Architectural Elevations**  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY:	REVISIONS:
1.	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-035  
Date: July 29, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

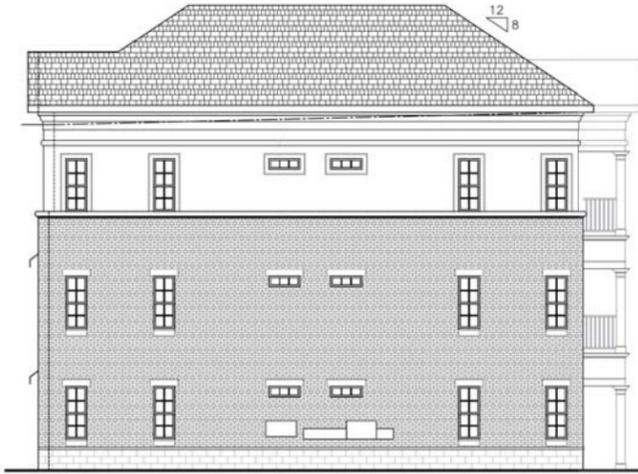
**RZ-4**



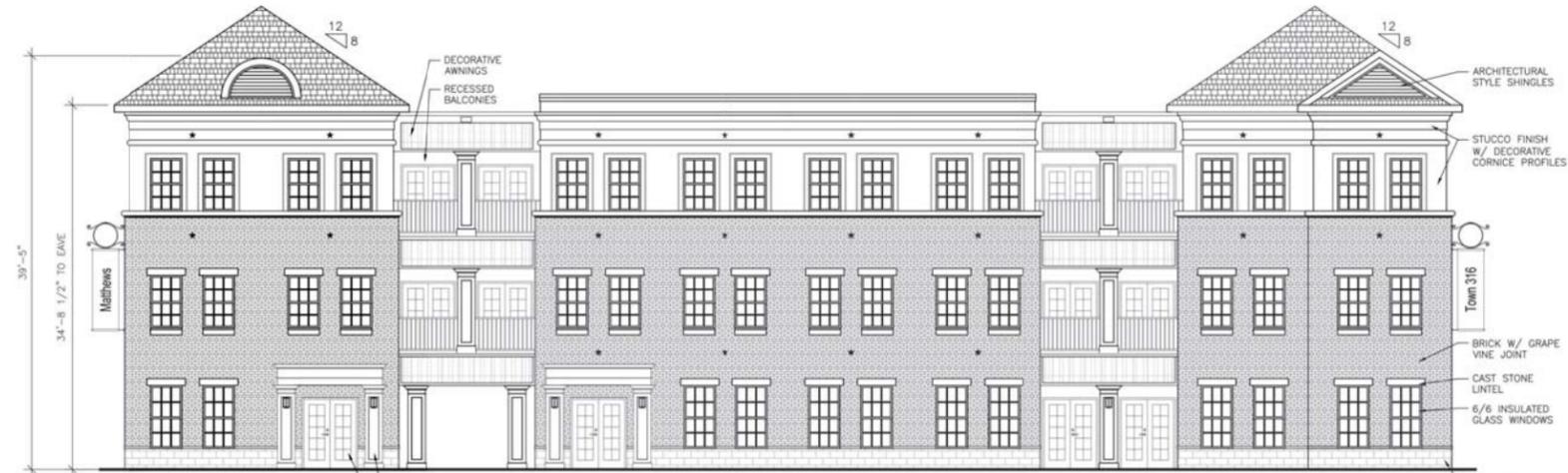
**04** ELEVATION: Left Side  
1/8" = 1'-0"



**03** ELEVATION: Rear  
1/8" = 1'-0"



**02** ELEVATION: Right Side  
1/8" = 1'-0"



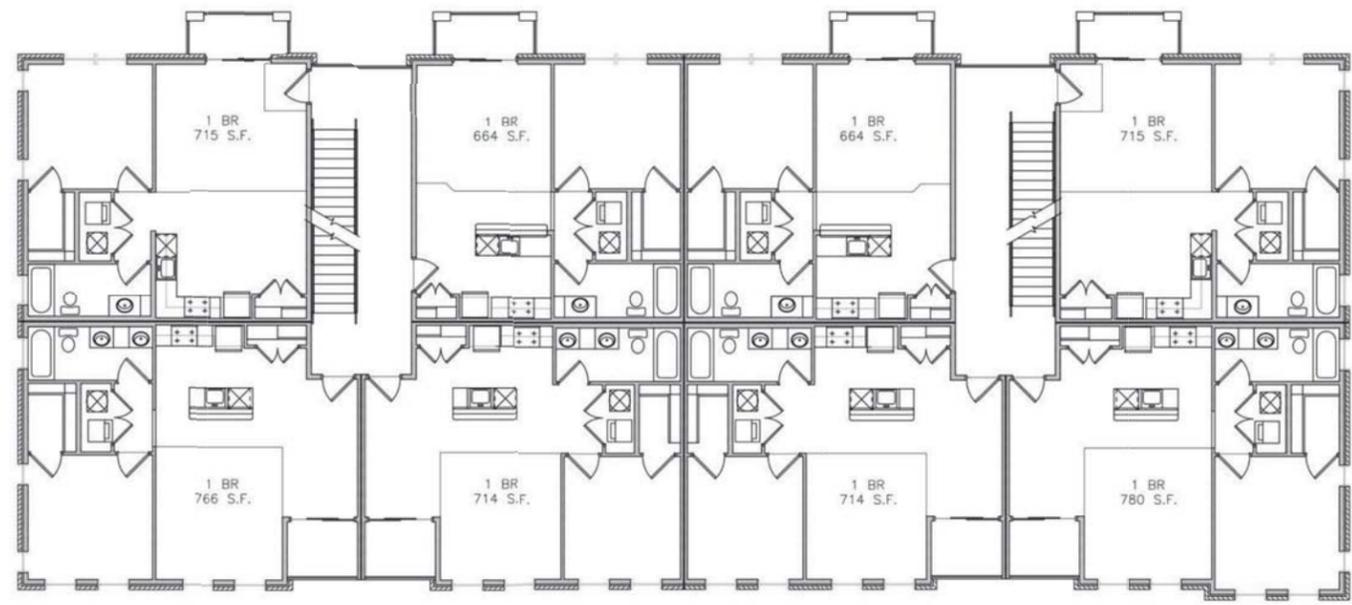
**01** ELEVATION: Front  
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

REZONING PETITION #2014-616

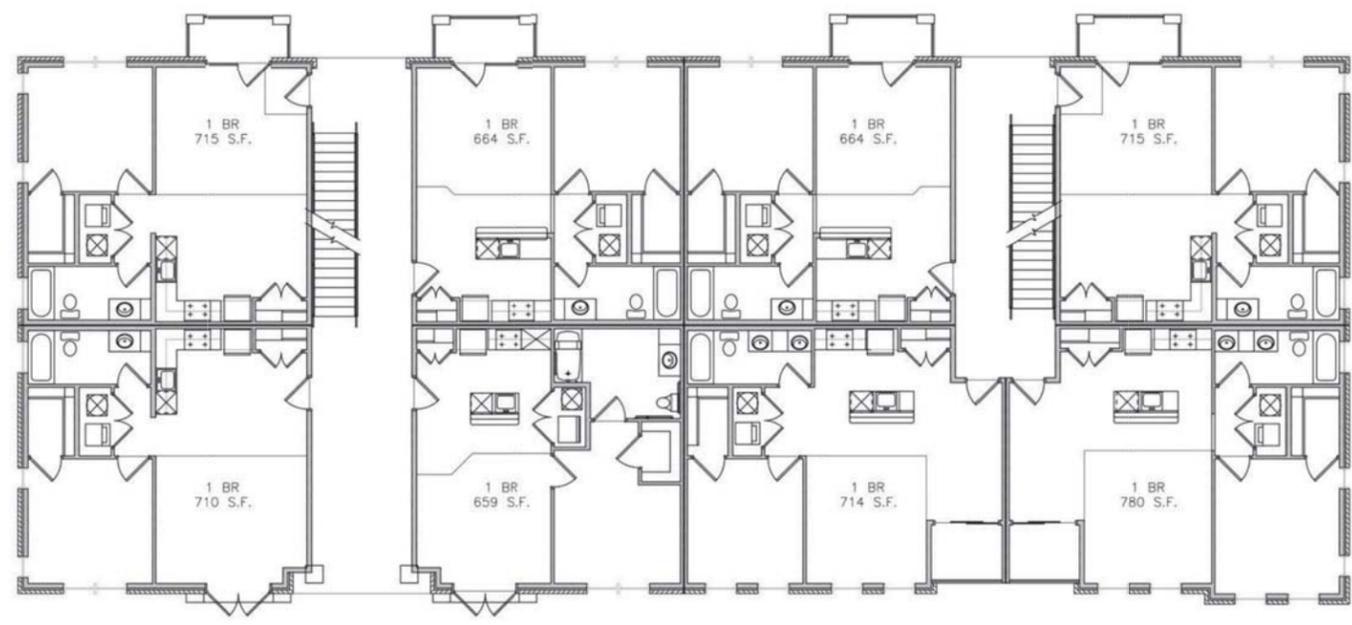


ARCHITECTURAL GROUP PA

**SUPERSEDED** 2014-616  
8-27-2014



**02 FLOOR PLAN: Second-Third Floor**  
1/8" = 1'-0"



**01 FLOOR PLAN: First Floor**  
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

BrookeChase  
Properties

PO Box 578  
Matthews, NC 28105-0578

# Town 316

Architectural Floor Plans  
324 East Matthews Street Matthews, North Carolina

NO.	DATE	BY	REVISIONS:
1	08/27/14	udp	PER TOWN COMMENTS

Project No: 14-035  
Date: July 29, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:



REZONING PETITION #2014-616

**RZ-5**

**SUPERSEDED**

2014-616

8-27-2014



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DESIGN  
PARTNERS**

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urbandesignpartners.com



**Conceptual Elevation / Town 316**

BROOKECHASE PROPERTIES, LLC



BrookeChase  
Properties

PO Box 578  
Matthews, NC 28106-0578



01 STREETScape

**Town 316**

Architectural Illustratives  
324 East Matthews Street Matthews, North Carolina

NO. DATE BY: REVISIONS:  
1. 08/27/14 udp PER TOWN COMMENTS

Project No: 14-035

Date: July 29, 2014

Designed by: udp

Drawn By: udp

Scale:

Sheet No:

**RZ-6**

REZONING PETITION #2014-616

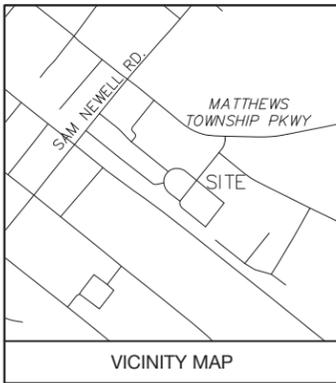






1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21501223
TOTAL SITE AREA:	.536
EXISTING ZONING:	R-20
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
DENSITY:	44.8 UNITS/ACRE
VEHICULAR PARKING:	
REQUIRED:	29 SP.
PROPOSED:	21 ON-SITE, 8 ON-STREET
BICYCLE PARKING:	
REQUIRED:	4 SP. (1 SP. PER 6 UNITS)



Brookchase Properties

PO Box 578  
Matthews, NC 28106-0578

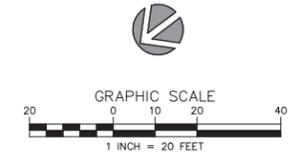
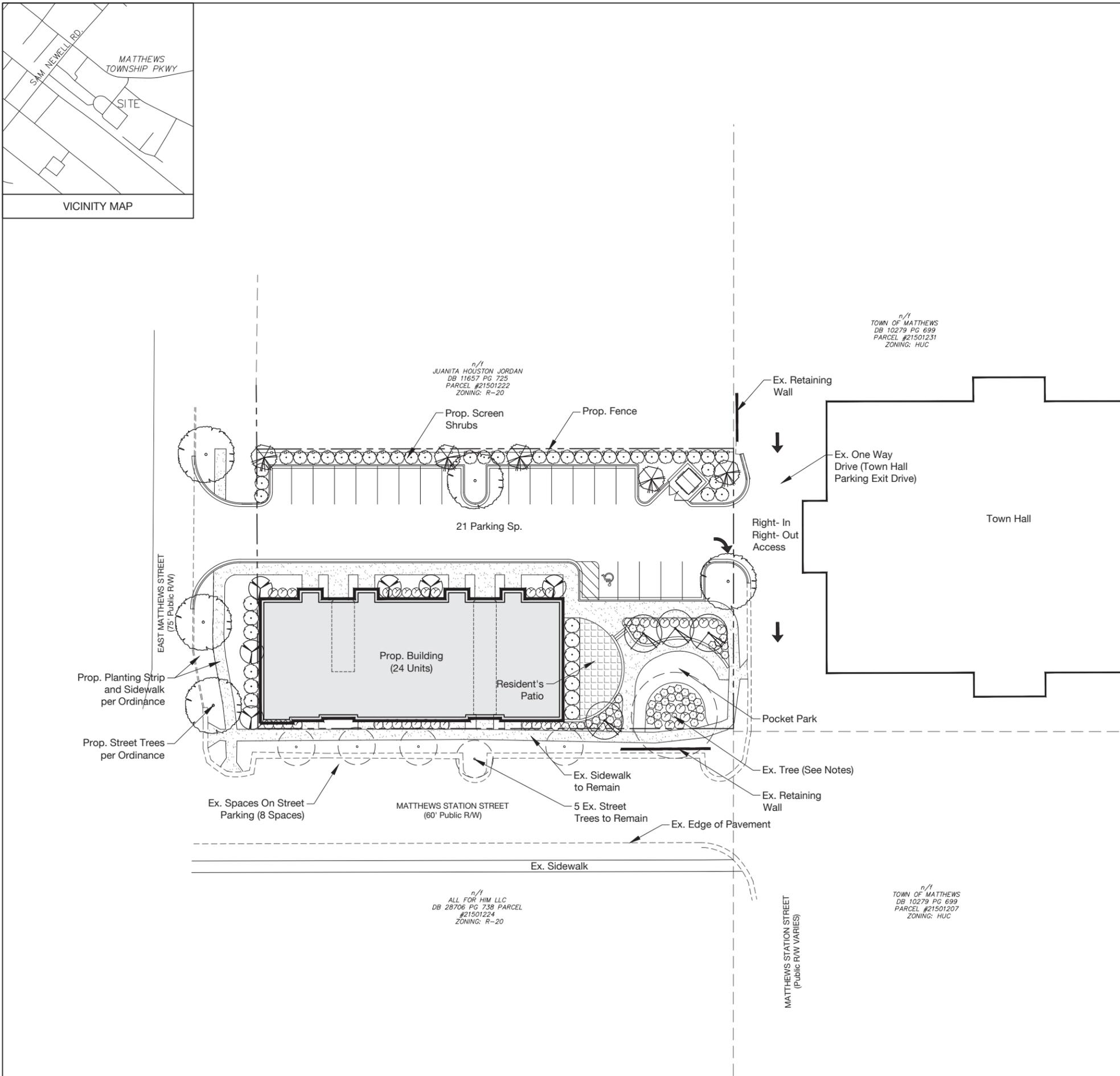
# Town 316

Rezoning Site Plan  
324 East Matthews Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-035  
Date: July 2, 2014  
Designed by: udp  
Drawn By: udp  
Scale: 1"=20'  
Sheet No:

**RZ-2**



DEVELOPMENT STANDARDS

General Provisions

Unless more stringent standards are established by this Rezoning Site Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the C-MF zoning district classification, subject to the innovative development standards set out below, shall be followed in connection with the development taking place on the Site.

Permitted Uses

The Site may be devoted to a maximum of 24 for-rent multifamily dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the C-MF zoning district.

Setbacks and Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established on the Rezoning Site Plan and/or in these Development Standards.

Access/Cross Easements

1. Vehicular access into the Site from East Matthews Street and the Town Hall exit driveway shall be as depicted on the Rezoning Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews.
2. As depicted on the Rezoning Site Plan, the internal drive shall accommodate two-way traffic. Access to East Matthews Street shall be full movement; access to Town Hall exit driveway shall be right-in/right-out only.
3. The Petitioner will request an access easement from the Town of Matthews for use of the existing one-way exit drive on the northeast side of Town Hall. Ingress/egress movements utilizing this access point shall be right-in/right-out only.

Streetscape Treatment/Sidewalks

1. The streetscape treatment with sidewalk and street trees along Matthews Station Street and East Matthews Street shall conform to the Ordinance.
2. Sidewalks shall be installed throughout the Site as generally depicted on the Rezoning Site Plan. The locations of the internal sidewalks are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

Common Open Space/Pocket Park

1. The Petitioner will provide common open space on the southern end of the Site as generally depicted on the Rezoning Plan. The open space will include a private patio with associated amenities and improvements for use by residents as well as a pocket park which will be available for use by the general public.
2. At a minimum, the open space area shall contain walks, benches and/or seat walls, and small lawn area. The open space area will contain landscaping to include trees and shrubs as generally depicted on the Rezoning Plan.

Signs

All signs erected on the Site will satisfy the requirements of the Matthews Sign Ordinance.

Architectural Commitments

1. The maximum height of any building located on the Site shall be 45 feet.
2. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site. These elevations are intended to depict the general conceptual architectural style and character of the building to be constructed on the Site. Minor changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

Parking

As provided in the Development Summary, a minimum of 21 off-street vehicular parking spaces shall be provided on the Site. As allowed by the Ordinance, eight (8) existing on-street spaces along the Site's frontage may also be used to meet the minimum required number of parking spaces.

Lighting

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner. The Town of Matthews Director of Public Works must approve the pedestrian scale, freestanding lighting fixtures prior to the installation of such lighting fixtures within the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.

Screening and Landscaping

1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line of the Site.
3. As depicted on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the rear perimeter of the Site.

Tree Preservation

The Petitioner shall make reasonable efforts to preserve the existing tree at the West corner of the site, dependent on the current health and long term viability of the tree. The Petitioner shall engage a certified arborist to evaluate the health of the tree and prepare a report of findings and recommended action for tree protection/preservation or removal. The Petitioner shall submit a copy of this report to the Town of Matthews Planning Department prior to commencing any grading on the Site.

Storm Water

Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.

Innovative Development Standards

This petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in the core of downtown Matthews.

The C-MF development standards requested for modification as innovative development standards are set out below:

Minimum Corner Side Yard: 0 feet.

Minimum Exterior Project Edge: 6 feet.

Amendments to Rezoning Site Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

**SUPERSEDED 2014-616  
7-3-2014**



**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com

Brookchase  
Properties

PO Box 578  
Matthews, NC 28105-0578

**Town 316**

**Development Standards and Notes**  
324 East Matthews Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-035  
Date: July 2, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

**RZ-3**



# Conceptual Elevation / Town 316



**SUPERSEDED** 2014-616  
7-3-2014

**URBAN  
DESIGN  
PARTNERS**  
1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com



### Conceptual Elevation / Town 316

BROOKECHASE PROPERTIES, LLC



01 STREETScape



Brookchase  
Properties

PO Box 578  
Matthews, NC 28106-0578

## Town 316

Architectural Elevations  
324 East Matthews Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-035  
Date: July 2, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

**RZ-5**

**Town316 Project Notes**

1) General / Plan Items

- A. 24-unit apartments in a single building
- B. 21 parking spaces on site in lot behind building; 10 on-street parking spaces (8 existing, 2 proposed). Petitioner will request an access easement to connect to the town hall's driveway. This connection allows for the most appropriate and efficient layout of the site in order to maintain the "building at the street" concept.
- C. New C&G, planting strip and sidewalk along East Matthews Street.
- D. 10' Landscape Buffer along rear property lines adjacent with SF residential; buffer plantings will consist of evergreen trees and shrubs to provide more complete screening; 6' privacy fence will also be installed in this buffer.
- E. Trash to be handled with a single small dumpster in a masonry enclosure. It's located at the far end of site, closest to non-residential use.
- F. South end of site is dedicated to open space. Area includes a small raised resident's patio as well as a small pocket park for public use. The public portion of the park will include plantings as generally shown on the plan, a gravel walk, seating wall, and lawn area. It will provide a nice small space for downtown workers, visitors, and community residents to enjoy.
- G. In order to improve on street parking, sidewalk and general aesthetics, as well as help with stormwater runoff mitigation the petitioner would like to remove the existing oak tree on the corner and replace it with a similar species (Nuttall Oak, Pin Oak, or Swamp White Oak installed as 4-5" caliper tree)...we believe a new tree would look much better than the existing tree that's been limbed up at the expense of the tree's natural form. Replacement of this tree would allow removal of the unsightly retaining wall and handrail needed due to current grade differences. The new sidewalk (same location) would be at street grade, making use of it and the adjacent parallel parking spaces easier and more comfortable. Removal of the tree would allow us to install a very basic raingarden-type feature to help control runoff; it would also allow us to install a larger storm pipe to provide stormwater volume control as noted below.
- H. Petitioner will work with Public Works to provide additional storage in storm pipes to help mitigate added runoff, though such stormwater controls aren't required. Discussions about this have been initiated.
- I. Units are mostly 1 bedroom and will be geared towards working professionals rather than families. We've found in our similar projects that actual addition to CMS enrollment is about ¼ of the projected totals.

2) Policy Items

A. Town of Matthews Land Use Plan 2012-2022

- i. "It is important to recognize that Matthews no longer has an abundance of undeveloped land; successful future development requires implementation of smart growth principles and policies."
  - Projects such as Town316 provide density, integration of uses, and a fine-grained development pattern, all hallmarks of smart growth principles.
- ii. "The citizen-developed Vision Statements were created in 2005 to set long-term direction for Matthews. This process revealed a focal shift from the typical, suburban nuclear family to a new generation of households. Changing demographics suggest that new development should address the growing populations of empty nesters, singles and non-traditional families desiring less "private" family space and wanting more community connection."
  - Projects such as Town316 recognize this demographic shift and provide housing for these emerging non-traditional groups.
- iii. "Due attention must be given to infill development."
  - Town316 is a perfect example of infill development. The current design is conceptually identical to what's shown on this site in the Illustrative Downtown Plan.
- iv. "Policy Statement #1: Provide a range and variety of housing styles in Matthews. Encourage higher density multi-family development in appropriate locations and review regulations to increase maximum density. Actively endorse a variety of housing values and residency types (owner and renter) to be built within the town to the local development community."
  - Town316 will provide an urban-style housing type that is lacking and desired in Matthews. It's an alternative to the typical SF lot or garden style apartment development that's so common in Matthews. This type project often provides housing for local teachers, police officers, and retail workers who want to live close to work but can't afford or don't want a traditional SF home.
- v. "Policy Statement #4: Encourage compact building design and urban style development to achieve more efficient use of space where appropriate. Reduce front setbacks and other yard requirements where placing buildings closer to the street and other buildings will encourage residents and visitors to utilize the shared and public outdoor spaces. Reduce required number of parking spaces where appropriate, and actively encourage or require comfortable pedestrian connections between parking lots and buildings/land uses."
  - Town316 will provide higher density housing on a primary and centrally located vacant lot in the heart of the Matthews Station Area of the downtown core.

- vi. Multi Family section under Land Uses notes, “The town should shift toward higher-density, urban multi-family developments as they are more environmentally sensitive because they maximize space. Smaller buildings with higher densities are ideal; single structures per development are encouraged.”
  - Town316 hits all of those points...smaller building, higher density, single structure.

B. Matthews Downtown Plan

- i. Land Use Goal: “The addition of significant numbers of new housing units is key to creating a more vibrant, pedestrian friendly downtown.” And “Key Recommendation: (9) Encourage the continued development of additional housing units to enliven the Downtown area.”
- ii. Illustrative Downtown Plan: “Item 12 – 2-story condo flats along Matthews Station Extension adjacent to historic Plaxco home. Item 13 – 3-story condo flats and townhomes along Matthews Street.”
  - Town316 is a 3-story condo flat style apartment building.
- iii. Parks and Open Space: “Park space should be provided throughout the Downtown area to provide outdoor recreation opportunities.”
  - Town316 provides both private and public open space. The park will provide a new pocket park between The Green and KP Park.
- iv. Matthews Station Area: “Today, the initial development of Matthews Station Street should be expanded and complemented with a greater focus on residential living. Create multiple new housing options. Develop condo flats and townhomes on East Matthews Street.”
  - Town316 addresses all of those goals.



Date: July 2, 2014

To: Kathi Ingrish, Planning Director  
Town of Matthews Planning Department  
Matthews Town Hall  
232 Matthews Station Street  
Matthews, NC 28105

Re: Town316 Rezoning Petition

Dear Kathi,

I would like to thank you for the opportunity to submit this rezoning petition request for my Client's property on Matthews Station Street in the Town of Matthews. The 0.536-acre site is located at the intersection of Matthews Station Street and East Matthews Street adjacent to Town Hall. The project program includes development of 24 multifamily units in a single building. These new residences will provide a much needed residential component to downtown Matthews, complementing the existing mix of retail, restaurant, and office uses.

Our petition request is reasonable and in conformance with the adopted development goals and policies of the Town of Matthews. The proposed development is consistent with the *Town of Matthews Land Use Plan 2012-2022*. It falls in line with the Land Use Plan goals and objectives and directly promotes the following policies of the Land Use Plan:

- Provides a range and variety of housing styles in Matthews by filling an underserved niche of small multifamily units in the heart of downtown.
- Encourages a mix of land uses by way of its location in the heart of downtown, close to retail, restaurant, civic, and other business uses.
- Encourages compact building design and urban style development by way of being an infill development located in the heart of downtown on a currently under-utilized parcel of land. The architecture is reminiscent of local buildings and urban in form, not the typical garden-style apartments so prevalent in and around Matthews.

Additionally, our petition also supports the Matthews Downtown Plan by providing a residential use "as a transition to single family homes on East Matthews Street." Though designed smaller than the graphic representation in the Downtown Plan (in order to fit the site), our project takes essentially the same form as the "Condo Flats" building on the Matthews Station Area Expansion plan (pg. 35).

We believe our petition request is very much in keeping with the goals, objectives, and desires of the Town of Matthews and its stated goals and policies, and in doing so, provides an asset to its citizens. Thank you for your consideration.

Best Regards,

A handwritten signature in blue ink, appearing to read "James P. Cannon", is written over a blue horizontal line.

James P. Cannon, PLA  
Urban Design Partners



DATE FILED <u>7-2-14</u>
APPLICATION NUMBER <u>2014-616</u>
<i>For office use only</i>

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 21501223

Address of property: 324 E. Matthews Street, Matthews, NC 28105

Location of property:

Property is located at the south corner of the intersection of Matthews Station Street and E. Matthews Street, adjacent to the north of Matthews Town Hall.

Title to the property was acquired on 12/22/2010  
and was recorded in the name of BrookeChase Properties, LLC  
whose mailing address is PO Box 578, Matthews, NC 28106

The deed is recorded in Book 26167 and Page 317 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-20 Requested zoning classification: C-MF (Innovative)

List reason(s) why zoning should be changed (use separate sheet if necessary):

See attached sheet, Exhibit A

Signature of property owner (must be original)

Garry D. Smith (BrookeChase Properties, LLC)

Print name of property owner  
PO Box 578

Property owner's mailing address  
Matthews, NC 28106

Property owner's mailing address, continued

Property owner's mailing address, continued

704.321.0371  
gsmith@brookechaseproperties.com

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2014-616

For office use only

2014-616  
7-3-2014

21501224

TAX PARCEL

All For Him, LLC

PROPERTY OWNER NAME(S)

2637 Providence Spring Lane

OWNER MAILING ADDRESS

Charlotte, NC 28270

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

21501222

TAX PARCEL

Juanita H. Jordan

PROPERTY OWNER NAME(S)

PO Box 151

OWNER MAILING ADDRESS

Matthews, NC 28106-0151

OWNER MAILING ADDRESS, CONTINUED

21501231

TAX PARCEL

Town of Matthews

PROPERTY OWNER NAME(S)

232 Matthews Station Street

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

21501104

TAX PARCEL

James M. and William B. Frink

PROPERTY OWNER NAME(S)

PO Box 481

OWNER MAILING ADDRESS

Matthews, NC 28106

OWNER MAILING ADDRESS, CONTINUED

21501221

TAX PARCEL

Juanita H. Jordan

PROPERTY OWNER NAME(S)

PO Box 151

OWNER MAILING ADDRESS

Matthews, NC 28106-151

OWNER MAILING ADDRESS, CONTINUED

21501207

TAX PARCEL

Town of Matthews

PROPERTY OWNER NAME(S)

232 Matthews Station Street

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

**SUMMARY OF THE REZONING PROCESS**

**PETITIONER:** Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

**PROPERTY OWNERS:** These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email [mjgollnitz@matthewsnc.gov](mailto:mjgollnitz@matthewsnc.gov)) for verification.

Application submitted to and accepted by the Town of Matthews July 2, 2014

Town Board of Commissioners formally accepts application and sets Public Hearing date July 14, 2014

Notices sent via mail to affected/adjacent property owners on or before August 25, 2014

Protest petition filed with Planning Department by 5:00 pm on September 3, 2014

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning September 8, 2014

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request September 23, 2014

Town Board of Commissioners approves or denies application October 13, 2014

**GENERAL STATUTE 160A-385: CHANGES.**

- (a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.
- (b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1

2014-616  
7-3-2014



1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com

Brookchase  
Properties

PO Box 578  
Matthews, NC 28105-0578

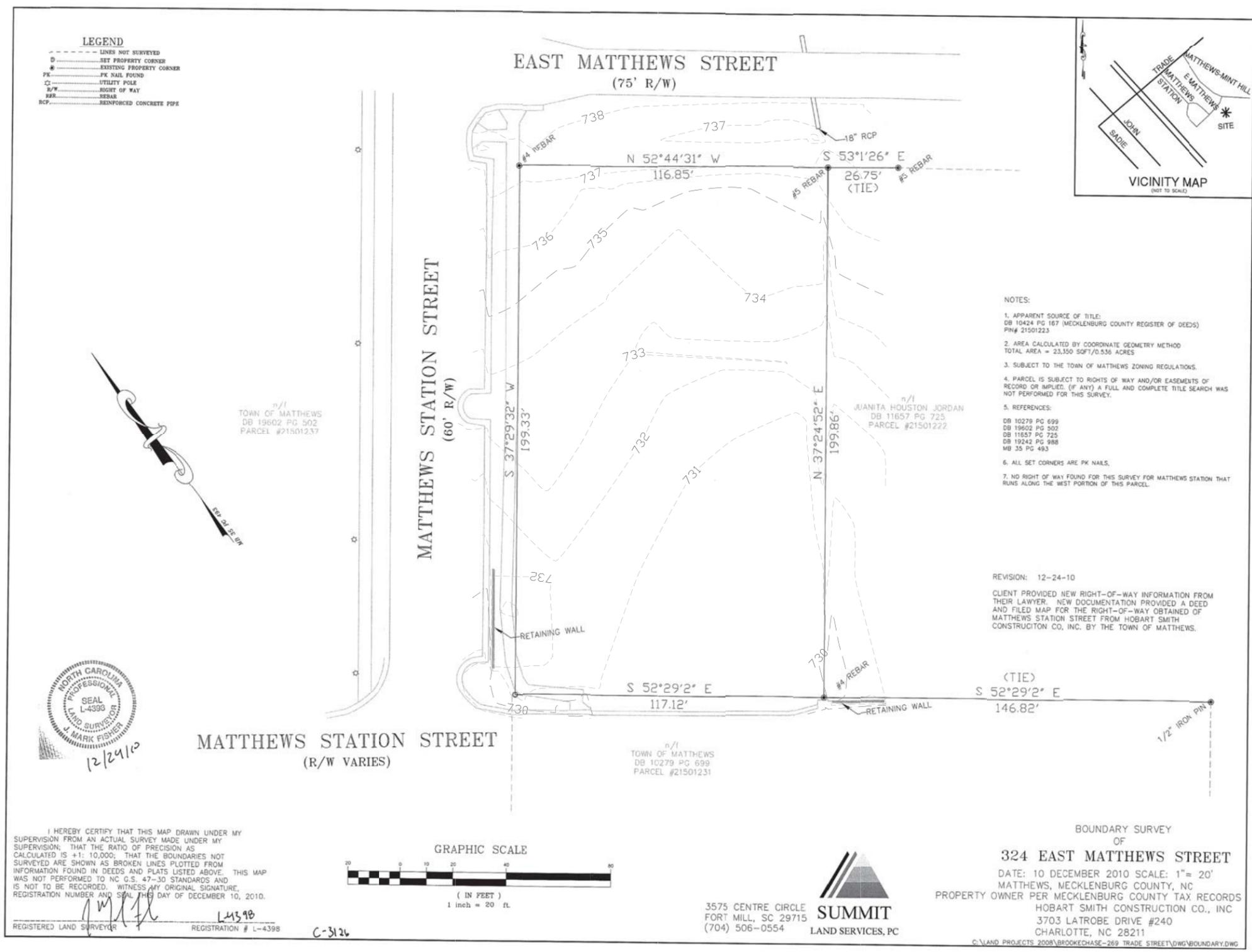
Town 316

Survey/Existing Conditions Plan  
324 East Matthews Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-035  
Date: July 2, 2014  
Designed by: udp  
Drawn By: udp  
Scale: 1"=20'  
Sheet No:

RZ-1



- NOTES:
1. APPARENT SOURCE OF TITLE:  
DB 10424 PG 167 (MECKLENBURG COUNTY REGISTER OF DEEDS)  
PIN# 21501223
  2. AREA CALCULATED BY COORDINATE GEOMETRY METHOD  
TOTAL AREA = 23,350 SQFT/0.536 ACRES
  3. SUBJECT TO THE TOWN OF MATTHEWS ZONING REGULATIONS.
  4. PARCEL IS SUBJECT TO RIGHTS OF WAY AND/OR EASEMENTS OF RECORD OR IMPLIED. (IF ANY) A FULL AND COMPLETE TITLE SEARCH WAS NOT PERFORMED FOR THIS SURVEY.
  5. REFERENCES:  
DB 10279 PG 699  
DB 19602 PG 502  
DB 11657 PG 725  
DB 19242 PG 988  
MB 35 PG 493
  6. ALL SET CORNERS ARE PK NAILS.
  7. NO RIGHT OF WAY FOUND FOR THIS SURVEY FOR MATTHEWS STATION THAT RUNS ALONG THE WEST PORTION OF THIS PARCEL.

REVISION: 12-24-10  
CLIENT PROVIDED NEW RIGHT-OF-WAY INFORMATION FROM THEIR LAWYER. NEW DOCUMENTATION PROVIDED A DEED AND FILED MAP FOR THE RIGHT-OF-WAY OBTAINED OF MATTHEWS STATION STREET FROM HOBART SMITH CONSTRUCTION CO, INC. BY THE TOWN OF MATTHEWS.

BOUNDARY SURVEY  
OF  
324 EAST MATTHEWS STREET  
DATE: 10 DECEMBER 2010 SCALE: 1" = 20'  
MATTHEWS, MECKLENBURG COUNTY, NC  
PROPERTY OWNER PER MECKLENBURG COUNTY TAX RECORDS  
HOBART SMITH CONSTRUCTION CO., INC  
3703 LATROBE DRIVE #240  
CHARLOTTE, NC 28211  
C:\LAND PROJECTS 2008\BROOKCHASE-269 TRADE STREET\DWG\BOUNDARY.DWG

3575 CENTRE CIRCLE  
FORT MILL, SC 29715  
(704) 506-0554  
**SUMMIT**  
LAND SERVICES, PC

I HEREBY CERTIFY THAT THIS MAP DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE RATIO OF PRECISION AS CALCULATED IS +1: 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AND PLATS LISTED ABOVE. THIS MAP WAS NOT PERFORMED TO NC G.S. 47-30 STANDARDS AND IS NOT TO BE RECORDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF DECEMBER 10, 2010.

*J. Mark Fisher*  
L-4398  
REGISTRATION # L-4398



MATTHEWS STATION STREET  
(R/W VARIES)

n/i  
TOWN OF MATTHEWS  
DB 19602 PG 502  
PARCEL #21501237

n/i  
TOWN OF MATTHEWS  
DB 10279 PG 699  
PARCEL #21501231

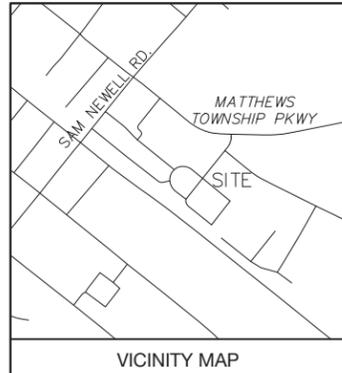
n/i  
JUANITA HOUSTON JORDAN  
DB 11657 PG 725  
PARCEL #21501222

C-3126



1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	21501223
TOTAL SITE AREA:	.536
EXISTING ZONING:	R-20
PROPOSED ZONING:	C-MF (INNOVATIVE)
PROPOSED USE:	MULTI-FAMILY (APARTMENT, 24 UNITS)
DENSITY:	44.8 UNITS/ACRE
VEHICULAR PARKING:	
REQUIRED:	29 SP.
PROPOSED:	21 ON-SITE, 8 ON-STREET
BICYCLE PARKING:	
REQUIRED:	4 SP. (1 SP. PER 6 UNITS)



Brookchase Properties

PO Box 578  
Matthews, NC 28106-0578

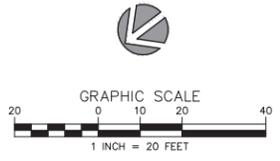
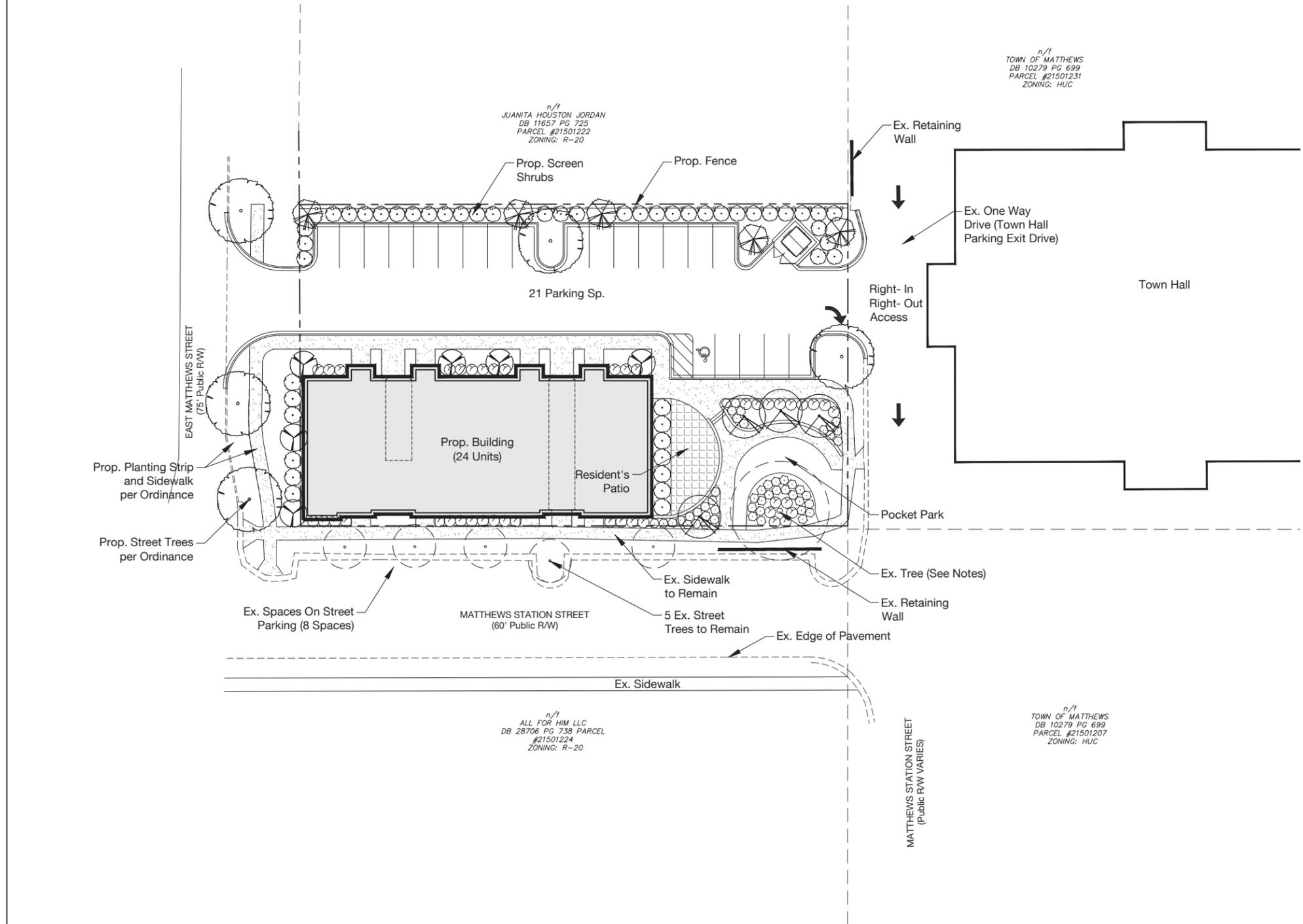
# Town 316

Rezoning Site Plan  
324 East Matthews Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-035  
Date: July 2, 2014  
Designed by: udp  
Drawn By: udp  
Scale: 1"=20'  
Sheet No:

# RZ-2



DEVELOPMENT STANDARDS

General Provisions

Unless more stringent standards are established by this Rezoning Site Plan or these Development Standards, all development standards established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the C-MF zoning district classification, subject to the innovative development standards set out below, shall be followed in connection with the development taking place on the Site.

Permitted Uses

The Site may be devoted to a maximum of 24 for-rent multifamily dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the C-MF zoning district.

Setbacks and Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established on the Rezoning Site Plan and/or in these Development Standards.

Access/Cross Easements

1. Vehicular access into the Site from East Matthews Street and the Town Hall exit driveway shall be as depicted on the Rezoning Site Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Town of Matthews.
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2. Attached hereto are a series of schematic architectural renderings of the proposed building to be constructed on the Site. These elevations are intended to depict the general conceptual architectural style and character of the building to be constructed on the Site. Minor changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

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As provided in the Development Summary, a minimum of 21 off-street vehicular parking spaces shall be provided on the Site. As allowed by the Ordinance, eight (8) existing on-street spaces along the Site's frontage may also be used to meet the minimum required number of parking spaces.

Lighting

1. Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site as required for a safe nighttime environment. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner. The Town of Matthews Director of Public Works must approve the pedestrian scale, freestanding lighting fixtures prior to the installation of such lighting fixtures within the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
3. Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as sconces are permitted.

Screening and Landscaping

1. Screening and landscaping shall conform to the standards and treatments specified in the Ordinance.
2. The Petitioner shall install a wood double-sided shadowbox screen fence along the rear property line of the Site.
3. As depicted on the Rezoning Site Plan, the Petitioner shall install vegetation and landscaping along the rear perimeter of the Site.

Tree Preservation

The Petitioner shall make reasonable efforts to preserve the existing tree at the West corner of the site, dependent on the current health and long term viability of the tree. The Petitioner shall engage a certified arborist to evaluate the health of the tree and prepare a report of findings and recommended action for tree protection/preservation or removal. The Petitioner shall submit a copy of this report to the Town of Matthews Planning Department prior to commencing any grading on the Site.

Storm Water

Development of the Site shall comply with the Town of Matthews Post Construction Storm Water Ordinance.

Innovative Development Standards

This petition seeks the approval and use of innovative development standards in order to create a pedestrian-friendly residential community in the core of downtown Matthews.

The C-MF development standards requested for modification as innovative development standards are set out below:

- Minimum Corner Side Yard: 0 feet.
- Minimum Exterior Project Edge: 6 feet.

Amendments to Rezoning Site Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the requirements of the Ordinance.

Binding Effect of the Rezoning Application

1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Site Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and its successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner", "Owner" and "Owners" are deemed to include the successors in interest and assigns of the Petitioner and the Owners who, from time to time, may be involved in development of any portion of the Site.

2014-616  
7-3-2014



**URBAN  
DESIGN  
PARTNERS**

1318-e6 central ave. # 704.334.3303  
charlotte, nc 28205 # 704.334.3305  
urbandesignpartners.com

Brookchase  
Properties

PO Box 578  
Matthews, NC 28105-0578

**Town 316**

**Development Standards and Notes**  
324 East Matthews Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-035  
Date: July 2, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:

**RZ-3**



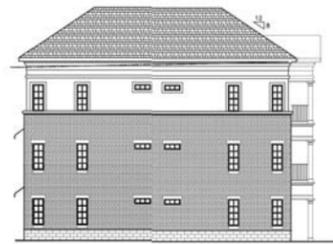
## Conceptual Elevation / Town 316

2014-616  
7-3-2014

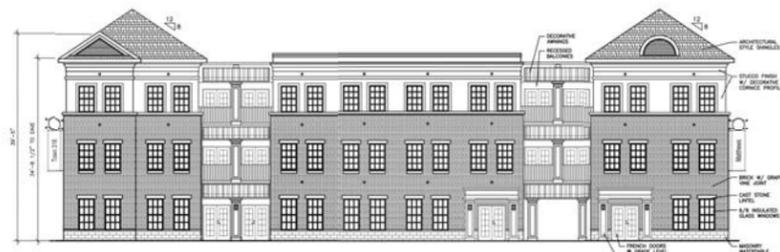


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DESIGN  
PARTNERS**

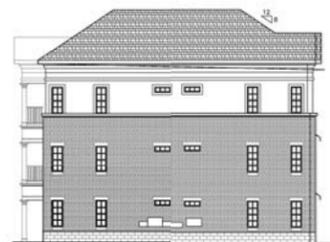
1318-e6 central ave. P 704.334.3303  
charlotte, nc 28205 F 704.334.3305  
urbandesignpartners.com



02 ELEVATION: Right Side  
1/8" = 1'-0" (SEE SHEET 001)



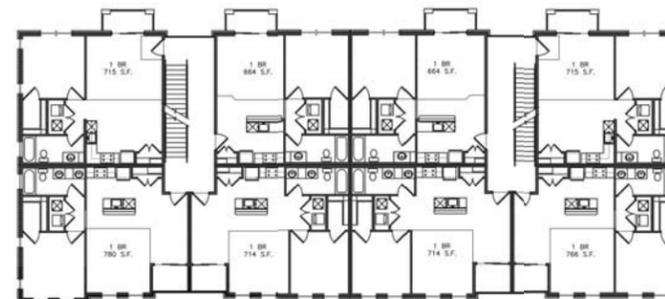
01 ELEVATION: Front  
1/8" = 1'-0" (SEE SHEET 001)



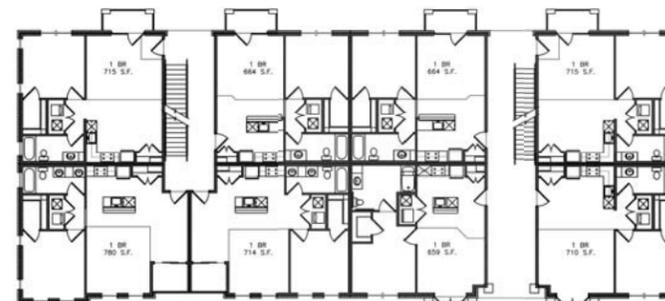
02 ELEVATION: Left Side  
1/8" = 1'-0" (SEE SHEET 001)



01 ELEVATION: Rear  
1/8" = 1'-0" (SEE SHEET 001)



02 FLOOR PLAN: Second-Third Floor  
1/8" = 1'-0" (SEE SHEET 001)



01 FLOOR PLAN: First Floor  
1/8" = 1'-0" (SEE SHEET 001)

Brookchase  
Properties

PO Box 578  
Matthews, NC 28106-0578

# Town 316

Architectural Elevations and Plans  
324 East Matthews Street Matthews, North Carolina

NO. DATE BY: REVISIONS:

Project No: 14-035  
Date: July 2, 2014  
Designed by: udp  
Drawn By: udp  
Scale:  
Sheet No:



**RZ-4**

